



BOARD OF COMMISSIONERS

BOARD OF COUNTY COMMISSIONERS MEETING

1:00 PM, MONDAY, NOVEMBER 04, 2024

Allen Room - Deschutes Services Building - 1300 NW Wall Street - Bend

(541) 388-6570 | www.deschutes.org

AGENDA

MEETING FORMAT: In accordance with Oregon state law, this meeting is open to the public and can be accessed and attended in person or remotely, with the exception of any executive session.

Members of the public may view the meeting in real time via YouTube using this link: <http://bit.ly/3mmlnzy>. **To attend the meeting virtually via Zoom, see below.**

Citizen Input: The public may comment on any topic that is not on the current agenda. Alternatively, comments may be submitted on any topic at any time by emailing citizeninput@deschutes.org or leaving a voice message at 541-385-1734.

When in-person comment from the public is allowed at the meeting, public comment will also be allowed via computer, phone or other virtual means.

Zoom Meeting Information: This meeting may be accessed via Zoom using a phone or computer.

- To join the meeting via Zoom from a computer, use this link: <http://bit.ly/3h3oqD>.
- To join by phone, call 253-215-8782 and enter webinar ID # 899 4635 9970 followed by the passcode 013510.
- If joining by a browser, use the raise hand icon to indicate you would like to provide public comment, if and when allowed. If using a phone, press *9 to indicate you would like to speak and *6 to unmute yourself when you are called on.
- When it is your turn to provide testimony, you will be promoted from an attendee to a panelist. You may experience a brief pause as your meeting status changes. Once you have joined as a panelist, you will be able to turn on your camera, if you would like to.



Deschutes County encourages persons with disabilities to participate in all programs and activities. This event/location is accessible to people with disabilities. If you need accommodations to make participation possible, call (541) 388-6572 or email brenda.fritsvold@deschutes.org.

Time estimates: The times listed on agenda items are estimates only. Generally, items will be heard in sequential order and items, including public hearings, may be heard before or after their listed times.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CITIZEN INPUT: Citizen Input may be provided as comment on any topic that is not on the agenda.

Note: In addition to the option of providing in-person comments at the meeting, citizen input comments may be emailed to citizeninput@deschutes.org or you may leave a brief voicemail at 541.385.1734..

CONSENT AGENDA

1. Adopt Order No. 2024-044, denying the Energy Wise Services protest of contract award for Deschutes County Fair and Expo Center Solar PV System
2. Approval of Document No. 2024-838, an amendment to an Intergovernmental Agreement with the City of La Pine
3. Consideration of Board Signature on letters thanking Anne Danczyk and appointing Ben Ives, for service on the Deschutes River Recreation Homesites (DRRH) #6 Special Road District
4. Approval of the minutes of the BOCC September 23 and September 25, 2024 meetings

ACTION ITEMS

5. **1:05 PM** First reading of Ordinance No. 2024-011- CORE3 Comprehensive Plan Amendment, Zone Change, and UGB Expansion
6. **1:15 PM** Board Order No. 2024-045, denying an applicant-Initiated text amendment to allow mini-storage in the MUA-10 Zone adjacent to Highway 97
7. **1:20 PM** Board Order No. 2024-046, denying an applicant-Initiated text amendment to allow mini-storage in the MUA-10 Zone adjacent to Highway 20
8. **1:25 PM** NEHA-FDA grant applications
9. **1:40 PM** Oregon Health Authority M110 BHRN grant application
10. **1:50 PM** ARPA Update and Reallocation Considerations
11. **2:15 PM** Discuss limiting public use of certain County-owned vacant land

[12.](#) **2:35 PM** Department Performance Measures Updates for FY 25 Q1

OTHER ITEMS

These can be any items not included on the agenda that the Commissioners wish to discuss as part of the meeting, pursuant to ORS 192.640.

EXECUTIVE SESSION

At any time during the meeting, an executive session could be called to address issues relating to ORS 192.660(2)(e), real property negotiations; ORS 192.660(2)(h), litigation; ORS 192.660(2)(d), labor negotiations; ORS 192.660(2)(b), personnel issues; or other executive session categories.

Executive sessions are closed to the public; however, with few exceptions and under specific guidelines, are open to the media.

ADJOURN



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: November 4, 2024

SUBJECT: Adopt Order No. 2024-044, denying the Energy Wise Services protest of contract award for Deschutes County Fair and Expo Center Solar PV System

RECOMMENDED MOTION:

Move adoption and signature of Order 2024-044 denying the protest of Energy Wise Services.

BACKGROUND AND POLICY IMPLICATIONS:

On October 2, 2024, the Board considered the recommendation of the scoring committee made up of four (4) representatives from the Fair & Expo Center and the Facilities Department. The Board voted 3-0 to approve Document No. 2024-811 to issue the Notice of Intent to Award Contract to E2 Solar LLC. Energy Wise Services filed a timely protest on October 4, 2024. The BOCC held a protest hearing on October 28, 2024. The BOCC voted 3-0 to deny the protest. Staff was directed to prepare written findings.

BUDGET IMPACTS:

None.

ATTENDANCE:

Kimberly Riley, Sr. Assistant Legal Counsel

REVIEWED

LEGAL COUNSEL

For Recording Stamp Only

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF
DESCHUTES COUNTY, OREGON

An Order Denying the Protest Submitted by *
Energy Wise Services, Concerning the * ORDER NO. 2024-044
Notice of Intent to Award Contract for the *
Deschutes County Fair and Expo Center *
Solar PV System *

WHEREAS, on or about October 2, 2024, Deschutes County issued a Notice of Intent to Award Contract letter concerning the Deschutes County Fair and Expo Center Solar PV System to E2 Solar, LLC; and

WHEREAS, Energy Wise Services did, on October 4, 2024, submit a timely Protest; and

WHEREAS, a hearing was held on October 28, 2024, during which testimony was received, the Board openly deliberated and then voted 3-0 to deny the protest; now therefore,

THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON, ACTING AS THE DESCHUTES COUNTY CONTRACT REVIEW BOARD hereby ORDERS as follows:

Section 1. The protest of Energy Wise Services is denied.

Section 2. The Written Disposition – Findings, attached hereto as Exhibit A are adopted as the Written Disposition/Findings in support of the denial of the protest.

Section 3. The Notice of Intent to Award Contract, Document No. 2024-811 is affirmed.

Section 4. This Order is effective upon signing.

Dated this ____ day of _____, 2024.

THE BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

PATTI ADAIR, Chair

ANTHONY DEBONE, Vice-Chair

PHIL CHANG, Commissioner

ATTEST:

Recording Secretary

EXHIBIT “A”

WRITTEN DISPOSITION – FINDINGS

General:

- 1. Deschutes County Code (DCC) 2.36 authorizes the Board of County Commissioners to function as the local contract review board.
- 2. DCC 2.37 provides that the Model Rules of Public Contract Procedure, OAR 137, divisions 46, 47, 48, and 49 “shall be the rules of the Deschutes County Contract Review Board.”

Protest – Claims/Findings:

- 1. Claim: Energy Wise Services was delayed in receiving the proposals after the issuance of the Notice of Intent to Award.

Finding: Energy Wise Services did not meet its burden of proof, in either its written protest document or during its presentation before the Board of Commissioners on October 28, 2024, to prove where or how the County’s decision to award the Deschutes County Fair and Expo Center Solar PV System contract to an entity other than Energy Wise Services violated any of the applicable protest criteria in ORS, OAR, or DCC. This claim is denied.

- 2. Claim: The Mayfield study for the bid is outdated, and the inverter and panels proposed did not meet the qualifications of the “design build” bid.

Finding: Energy Wise Services did not meet its burden of proof, in either its written protest document or during its presentation before the Board of Commissioners on October 28, 2024, to prove where or how the County’s decision to award the Deschutes County Fair and Expo Center Solar PV System contract to an entity other than Energy Wise Services violated any of the applicable protest criteria in ORS, OAR, or DCC. This claim is denied.

- 3. Claim: The stated goal in the RFP of maximizing the size of the new solar system for the proposed budget did not appear to be accurate since Energy Wise Services proposed the largest system and offered other benefits.

Finding: Energy Wise Services did not meet its burden of proof, in either its written protest document or during its presentation before the Board of Commissioners on October 28, 2024, to prove where or how the County’s decision to award the Deschutes County Fair and Expo Center Solar PV System contract to an entity other than Energy Wise Services violated any of the applicable protest criteria in ORS, OAR, or DCC. This claim is denied.

- 4. Claim: Energy Wise Services was the only bid to offer federal monetary incentives for the proposed racking in addition to the project costs through the Federal Inflation Reduction Act.

Finding: Energy Wise Services did not meet its burden of proof, in either its written protest document or during its presentation before the Board of Commissioners on October 28, 2024, to prove where or how the County’s decision to award the Deschutes County Fair and Expo Center Solar PV System contract to an entity other than Energy Wise Services violated any of the applicable protest criteria in ORS, OAR, or DCC. This claim is denied.

- 5. Claim: The RFP sought inverters with a 25-year warranty. This can only be found in microinverters, but it is rare to use microinverters on a larger commercial project. Issues, such as proprietary designs and long-term stability of the company issuing the warranty, may arise resulting in long-term issues and expenses. Energy Wise Services’ bid proposed an inverter that can easily be replaced with other brands.

Finding: Energy Wise Services did not meet its burden of proof, in either its written protest document or during its presentation before the Board of Commissioners on October 28, 2024, to prove where or how the County’s decision to award the Deschutes County Fair and Expo Center Solar PV System contract to an entity other than Energy Wise Services violated any of the applicable protest criteria in ORS, OAR, or DCC. This claim is denied.

- 6. Claim: Energy Wise Services offered the best and longest labor and production warranty.

Finding: Energy Wise Services did not meet its burden of proof, in either its written protest document or during its presentation before the Board of Commissioners on October 28, 2024, to prove where or how the County’s decision to award the Deschutes County Fair and Expo Center Solar PV System contract to an entity other than Energy Wise Services violated any of the applicable protest criteria in ORS, OAR, or DCC. This claim is denied.

- 7. Claim: The proposal for Energy Wise Services would provide an estimated \$346,000 in savings above the winning bid over a 25-year time period.

Finding: Energy Wise Services did not meet its burden of proof, in either its written protest document or during its presentation before the Board of Commissioners on October 28, 2024, to prove where or how the County’s decision to award the Deschutes County Fair and Expo Center Solar PV System contract to an entity other than Energy Wise Services violated any of the applicable protest criteria in ORS, OAR, or DCC. This claim is denied.

- 8. Claim: The solar panels proposed by the winning proposal are from a company that is on the brink of bankruptcy. If they go bankrupt, the 25-year warranty would be worthless.

Finding: Energy Wise Services did not meet its burden of proof, in either its written protest document or during its presentation before the Board of Commissioners on October 28, 2024, to prove where or how the County’s decision to award the Deschutes County Fair and Expo Center Solar PV System contract to an entity other than Energy Wise Services violated any of the applicable protest criteria in ORS, OAR, or DCC. This claim is denied.

- 9. Claim: The winner’s proposal listed wages below prevailing wages.

Finding: Energy Wise Services did not meet its burden of proof, in either its written protest document or during its presentation before the Board of Commissioners on October 28, 2024, to prove where or how the County’s decision to award the Deschutes County Fair and Expo Center Solar PV System contract to an entity other than Energy Wise Services violated any of the applicable protest criteria in ORS, OAR, or DCC. This claim is denied.

- 10. Claim: The scoring was too subjective and nonsensical. (Energy Wise Services’ Claims No. 10, 11, and 12)

Finding: Energy Wise Services did not meet its burden of proof, in either its written protest document or during its presentation before the Board of Commissioners on October 28, 2024, to prove where or how the County’s decision to award the Deschutes County Fair and Expo Center Solar PV System contract to an entity other than Energy Wise Services violated any of the applicable protest criteria in ORS, OAR, or DCC. This claim is denied.

- 11. The winning proposal’s extensive use of microinverters results in additional connections and electronics, which may result in an increased risk of failing equipment.

Finding: Energy Wise Services did not meet its burden of proof, in either its written protest document or during its presentation before the Board of Commissioners on October 28, 2024, to prove where or how the County’s decision to award the Deschutes County Fair and Expo Center Solar PV System contract to an entity other than Energy Wise Services violated any of the applicable protest criteria in ORS, OAR, or DCC. This claim is denied.

Additional Exhibit:

Exhibit 1: Staff Report – October 28, 2024 that includes the RFP for Deschutes County Fair and Expo Center Solar PV System, Scoring Summary, and protest filed by Energy Wise Services

EXHIBIT 1

EXHIBIT 1



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: October 28, 2024

SUBJECT: Public Hearing regarding Energy Wise Services Protest of Document No. 2024-811
Notice of Intent to Award a Contract for the Deschutes County Fair and Expo
Center Solar PV System to E2 Solar LLC.

BACKGROUND:

Oregon Revised Statute (ORS 279C.527-528) requires that public entities spend 1.5% of the total contract price of a public improvement contract for new construction projects \$5 million or greater on green energy technology or an alternative, regardless of funding source. Green energy technology includes solar technology such as photovoltaic systems. A photovoltaic (PV) solar technology system is proposed as part of the Courthouse Expansion project to comply with the 1.5% green energy technology requirement. Due to limitations of the Courthouse site and roof area the system is proposed to be constructed at the Deschutes County Fair and Expo Center.

On July 24, 2024 staff presented the Design-Build Findings of Fact and the Board approved Order No. 2024-028 exempting the Solar PV System project from competitive bidding and authorizing the use of design-build services of contracting for the Solar PV System.

On August 7, 2024 the Facilities Department issued a publicly advertised RFP for a Design-Build Contractor for the Solar PV Project in accordance with ORS 279C.400 – 279C.410. A copy of the RFP is attached hereto. The Facilities Department received seven (7) formal proposals by the 2:00pm deadline on September 11, 2024 and the proposals were reviewed by a scoring committee made up four (4) representatives from the Fair and Expo Center and the Facilities Department. Proposals were evaluated based on the following categories and ranked by their total score out of 100 points possible:

- Cover Letter (Pass/Fail)
- Proposed Responder's Project Team (20 points max.)
- Responder's Approach to Provide Solar and PV Related Services (20 points max.)
- Responder's Customer Service (20 points max.)
- Responder's Related Project Experience (20 points max.)
- Responder's References (10 points max.)
- Responder's Billing Rates/Fee Schedule (15 points max.)
- Exhibit C: Signature Sheet (Pass/Fail)

E2 Solar received the highest scoring by the committee during the evaluation process and is being recommended for award of the contract. A copy of the scoring summary for the selection process is attached.

On October 2, 2024 the Board considered the recommendation of the scoring committee at a regularly scheduled meeting. The Board voted 3-0 to approve Document No. 2024-811. Thereafter, on October 4, 2024, Deschutes County received a formal protest from Energy Wise Services of the Notice of Intent to Award, Document No. 2024-811. A copy of the protest letter is attached hereto.

In accordance with ORS 279B.405 and .410, the Energy Wise Systems protest is before the Board for consideration.

LEGAL CRITERIA:

1. ORS 279B.405

ORS 279B.405(4) states that the contracting agency (the Board) shall consider a protest if it is timely filed and contains the following:

- (a) Sufficient information to identify the solicitation that is the subject of the protest;
- (b) The grounds that demonstrate how the procurement process is contrary to law or how the solicitation document is unnecessarily restrictive, is legally flawed or improperly specifies a brand name;
- (c) Evidence or supporting documentation that supports the grounds on which the protest is based; and
- (d) The relief sought.

All four of the above criteria must be met. Energy Wise Services' protest contains sufficient information to identify the solicitation that is the subject of the protest. However, Energy Wise Solutions has not challenged the solicitation document as unnecessarily restrictive, legally flawed or as improperly specifying a brand name. Nor has Energy Wise Services presented grounds to demonstrate that the procurement process is contrary to law. The Board must decide if Energy Wise Services has met ORS 279B.405(4)(b).

Energy Wise Services' protest letter sets forth several factors which it states the County did not give sufficient weight to its proposal. These generally include that their proposal provides more value to the County in terms of simplicity, reliability, cost savings, and system size. The Board must decide if Energy Wise Services has met ORS 279B.405(4)(c) and (4)(d).

2. ORS 279B.410

ORS 279B.410 states, in relevant part:

(1) A bidder or proposer may protest the award of a public contract or a notice of intent to award a public contract, whichever occurs first, if:

(a) The bidder or proposer is adversely affected because the bidder or proposer would be eligible to be awarded the public contract in the event that the protest were successful; and

(b) The reason for the protest is that:

(A) All lower bids or higher ranked proposals are nonresponsive;

(B) The contracting agency has failed to conduct the evaluation of proposals in accordance with the criteria or processes described in the solicitation materials;

(C) The contracting agency has abused its discretion in rejecting the protestor's bid or proposal as nonresponsive; or

(D) The contracting agency's evaluation of bids or proposals or the contracting agency's subsequent determination of award is otherwise in violation of this chapter or ORS chapter 279A.

(2) The bidder or proposer shall submit the protest to the contracting agency in writing and shall specify the grounds for the protest to be considered by the contracting agency.

The Board must consider whether the stated reasons for Energy Wise Services' protest are cognizable under ORS 279B.410(1)(b) and whether Energy Wise Services has specified the grounds for the protest in accordance with the statute. Energy Wise Services' protest letter does not allege that E2 Solar's proposal is nonresponsive, nor that the County failed to evaluate the proposals in accordance with the RFP materials. The County did not reject Energy Wise Services' proposal as nonresponsive; however, during the scoring process it was noted that the required Exhibit C: Signature Sheet was not included with their proposal. Energy Wise Services was not notified that their proposal was incomplete considering that their proposal was scored 6th out of the seven (7) proposals.

Energy Wise Services has not alleged that the County's evaluation of proposals is "otherwise in violation" of ORS 279B or ORS 279A.

3. ORS 279B.060(8)

ORS 279B.060(8) provides discretion to the Board in evaluating proposals submitted in response to an RFP. It states that a contracting agency (the Board) may evaluate proposals on any of the following bases:

- (a) An award or awards based solely on the ranking of proposals;
- (b) Discussions leading to best and final offers, in which the contracting agency may not disclose private discussions leading to best and final offers;
- (c) Discussions leading to best and final offers, in which the contracting agency may not disclose information derived from proposals submitted by competing proposers;
- (d) Serial negotiations, beginning with the highest ranked proposer;
- (e) Competitive simultaneous negotiations;
- (f) Multiple-tiered competition designed to identify, at each level, a class of proposers that fall within a competitive range or to otherwise eliminate from consideration a class of lower ranked proposers;
- (g) A multistep request for proposals requesting the submission of unpriced technical submittals, and then later issuing a request for proposals limited to the proposers whose technical submittals the contracting agency had determined to be qualified under the criteria set forth in the initial request for proposals; **or**
- (h) A combination of methods described in this subsection, as authorized or prescribed by rules adopted under [ORS 279A.065 \(Model rules generally\)](#).

The Board exercised its discretion to evaluate the proposals based solely on the ranking of proposals, consistent with ORS 279B.060(8)(a).

BUDGET IMPACTS:

Costs for the Solar PV Project are budgeted within the Courthouse Expansion project.

RECOMMENDED MOTIONS:

The Board has several options at the conclusion of the staff presentation and Energy Wise Services protest. The Board may:

- Hold the oral and written record open and continue the hearing to a date certain
- Close the oral record and hold the written record open to a date certain
- Close both the oral and written record and set a date certain for deliberations
- Close both the oral and written record and begin deliberations

If the Board decides to deny the protest, staff will prepare a proposed Order Denying Protest for Board signature. No revisions to Document No. 2024-811 will be necessary.

If the Board decides to grant the protest, staff will prepare a proposed Order for Board signature, which Order will include withdrawal of Document No. 2024-811. The Board's order granting the protest may direct dissemination of a new RFP for the Deschutes County Fair and Expo Center Solar PV System, or it may decide based on information presented in the

protest and at the public hearing to reconsider acceptance of the recommendation of the scoring committee and approve a new Notice of Intent to Award Contract.

ATTENDANCE:

Stephanie Marshall, Deschutes County Senior Assistant Legal Counsel

Lee Randall, Deschutes County Facilities Director

Eric Nielsen, Deschutes County Facilities Capital Improvement Manager

Wayne Powderly, Cumming Group



Request for Proposal
For
Solar PV System

Deschutes County Fairgrounds

Redmond, OR

Prepared by
Cumming Management Group
Owner's Representative

Issued August 7, 2024

DESCHUTES COUNTY FAIRGROUNDS SOLAR PV SYSTEM REQUEST FOR PROPOSAL

TABLE OF CONTENTS

- SECTION A INVITATION & INTRODUCTION
 - A1.0 Project Overview
 - A1.1 Funding
 - A1.2 Project Description

- SECTION B SCHEDULE OF EVENTS
 - B1.0 Schedule
 - B1.1 Clarifications/Questions
 - B1.2 Submission Deadline

- SECTION C REQUIRED FURNITURE SERVICES
 - C1.0 Scope of Services
 - C1.1 Additional Services
 - C1.2 Project Timeline

- SECTION D SUBMISSION REQUIREMENTS
 - D1.0 Submission Requirements
 - D1.1 Information Required
 - D1.2 Submission Format

- SECTION E EVALUATION CRITERIA
 - E1.0 Evaluation Overview
 - E1.1 Evaluation Process
 - E1.2 Final Selection

- SECTION F INSURANCE/CONTRACTING
 - F1.0 Contracting with Selected Vendor
 - F1.1 Insurance and Bond Requirements

- SECTION G GENERAL INFORMATION
 - G1.0 Project Public Status
 - G1.1 Vendor Subcontractors Selection and Contracting
 - G1.2 MBE / WBE / ESB / DV Participation
 - G1.3 Workforce Training & Hiring
 - G1.4 Non-Discrimination
 - G1.5 Drug and Alcohol Policy
 - G1.6 Tobacco Policy
 - G1.7 Proposal is not Proprietary
 - G1.8 Obtaining Consents and Releases, Continued Cooperation
 - G1.9 Errors and Omissions
 - G1.10 Incurred Proposal Preparation Cost
 - G1.11 Legal Jurisdiction

DESCHUTES COUNTY FAIRGROUNDS SOLAR PV SYSTEM REQUEST FOR PROPOSAL
ATTACHMENTS

EXHIBITS

- Exhibit A: Deschutes County Fairgrounds PV Feasibility Study by Mayfield Renewables 7/27/23
- Exhibit B: Deschutes County Courthouse Expansion Project Schedule
- Exhibit C: Signature Sheet
- Exhibit D: Billing Rates/Fee Schedule
- Exhibit E: Evaluation Scoring Sheet

DESCHUTES COUNTY FAIRGROUNDS SOLAR PV SYSTEM REQUEST FOR PROPOSAL

GENERAL INFORMATION

Deschutes County (Owner), and their Owner’s Representative Cumming Management Group, invites proposals from Solar PV Contractors (hereinafter Responder, Proposer, Vendor, company or contractor) to provide a **Design Build Solar PV System & Related Services** proposal at the Deschutes County Fairgrounds in Redmond. This project is a sub-tier project related to the new Deschutes County Courthouse Expansion project in Bend. As part of the Courthouse Expansion, that project is required to spend 1.5% of the total project cost in new Green Energy Technology. Because of the logistics of the courthouse site, it is not feasible to construct the solar system on that site so instead we will install the new PV system on the County owned buildings at the Fairgrounds in Redmond. The 1.5% will be approximately \$640K.

A1.0 Project Overview

The scope of this project is to design, provide, and install a new PV solar system on the “Middle & South Sister” buildings of the Conference Center at the County Fairgrounds. Per Mayfield’s feasibility study the system will be at least 191.5 kWDC system. (See Exhibit A for complete requirements). The goal is to maximize the size of the new solar system for the proposed budget.

A1.1 Funding

The project is funded by the County and State.

A1.2 Project Description – Deschutes County Fairgrounds Solar PV System

This project involves the design, procurement, and installation of a new solar photovoltaic system on existing buildings at the County Fairgrounds in Redmond. The size of the new system will be at least 191.5 kWDC and the cost of the system will be approximately \$640K. The selected vendor will provide a solar pv system & related services as described in Section C. The goal is to maximize the size of the new solar system for the proposed budget.

B1.0 Schedule

Request for Proposal Issued:	August 7, 2024
Deadline for Clarifications/Questions:	August 21, 2024
Response to Questions:	August 28, 2024
Proposals Due:	2:00pm, September 11, 2024

B1.1 Clarifications/Questions

Any questions regarding this RFP shall be received by the Cumming Group office no later than **August 21, 2024**. Questions shall be addressed to Wayne Powderly, via email wayne.powderly@cumming-group.com.

DESCHUTES COUNTY FAIRGROUNDS SOLAR PV SYSTEM REQUEST FOR PROPOSAL

GENERAL INFORMATION

B1.2 Submission Deadline

To be considered for this work, your submittal must be delivered to Cumming Group no later than 2:00pm September 11, 2024 electronically or via paper proposal to the Cumming Group office.

Delivery Address:
Cumming Group
Attn: Wayne Powderly
Wayne.powderly@cumming-group.com
2838 NW Crossing Drive, Suite 207
Bend, OR 97703
Phone Number: 458-836-8206

Proposers must not contact Deschutes County staff and/or employees, and/or their design team, directly. All correspondence shall be through Cumming Group., Deschutes County Owner's Representative.

C1.0 Scope of Services

Solar & Related Services are for the benefit of Deschutes County, focusing on quality, cost, and schedule benefits to save costs for Deschutes County in the completion of the Deschutes County Courthouse Expansion project and this new solar system at the County Fairgrounds. It is Deschutes County's intent to enter into an agreement with the selected Vendor for solar and related services to meet the scope of work identified in this RFP. The selected vendor will furnish all planning and design services, project management, materials, labor, and equipment, and will be responsible to warehouse, distribute, deliver, and install all solar equipment and materials as scheduled with the Owner for installation for the project. Scope of services to be provided (but not limited to):

1. Provide a management team member for this contract.
2. Compliance with building, fire, and accessibility codes.
3. Compliance with Occupational Safety and Health Administration (OSHA)
4. Support architectural design team and Deschutes County.
5. Provide and prepare cost estimates and cost assessment.
6. Provide solar system installation, shipment coordination, and delivery monitoring.
7. Responsible for removal and recycling of all packing material and debris.
8. Handling/resolving manufacturer's errors and/or damaged products.
9. Providing installation follow-up for adjustments, fine-tuning and touch-ups
10. Providing specification binders to Owner (including warranties) at the end of the project including O&M documentation.
11. Confirm to labor used to complete installation at the Job Site complies with all BOLI requirements for the vendors labor.
12. Provide all solar scope as described in Exhibit A. Additional spec requirements:
 - A) Solar panels to have at least 25 year product, performance, and labor warranties
 - B) Solar panels to have annual degradation rates of .25% or less, and 25 year performance at 90% or above.

GENERAL INFORMATION

- C) Inverters, and associated equipment, to have 25 year product and labor warranties.
- D) Solar panel size to be 430 watt maximum.

C1.1 Additional Services (may include the following but is not to be proposed)

- 1. Alterations to existing electrical systems
- 2. Master service agreement

C1.2 Project Timeline

See Exhibit B for proposed project schedule of the Courthouse Expansion. This solar project will run concurrently with the courthouse expansion project. The anticipated timeline for completion of the Deschutes County Courthouse Expansion project is Spring 2026. A complete solar system must be delivered & installed no later than early Spring 2026.

D1.0 Submission Requirements

Please provide the information specified below. Additional information is welcome but not required. The Proposal shall include pictures, charts, graphs, tables, and text the proposer deems appropriate to be part of the proposer's response. Resumes of the proposed key team individuals, along with a cover letter, table of contents, front and back covers, and blank section/numerical dividers, etc. Please provide concise responses where possible.

All proposals must be in 8 ½" x 11" format, with a readable text font **not smaller than 10 points**. Please provide **one (1) electronic version**. Proposals should be submitted via email to Wayne Powderly at wayne.powderly@cumming-group.com. Hard copies are optional, but not required. If you choose to submit a hard copy in addition to the electronic copy, please provide one (1) copy in 8 ½" x 11" format, stapled (no binders), delivered to the address provided in section B1.2.

The information shall be succinct. Confirmation of vendors experience is the goal for this section.

D1.1 Information Required**1. Cover Letter**

- a. Proposer's name, address, telephone number, email, and website.
- b. Provide a single point of contact (include title) with phone number and email address.

2. Proposed Responder's Project Team

- a. Please provide the following information for proposed individuals assigned to work with Deschutes County. This section should be no more than one (1) single-sided page.
 - 1) Team members' name(s)
 - 2) Relevant credentials (education, degree, professional registrations, etc.)
 - 3) Role/responsibility on the project (Manager, space planner, logistics, e.g.)

GENERAL INFORMATION

- 4) Brief summary of team members' experience that is directly relevant to the Deschutes County Fairgrounds Solar PV project. Include project name, size, location, budget, and year completed.

Note: Please indicate if team member's experience/project occurred at another vendor/dealership. The Responder's proposed team members shall remain the same for the project duration unless approved through written request to Owner's Representative.

3. Responder's Approach to Provide Solar PV System & Related Services

Describe the Responder's proposed Approach for providing the requested services. Include the following:

- a. Plan to achieve the scope of work objectives
 - 1) Stakeholder and design team engagement by the Vendor
 - 2) Solar design selection process recommendations
- b. Proposed contract terms. Details on contract requirements are included in Section F: Insurance & Contracting of this RFP. Deschutes County will need to be added by rider as additionally insured.

4. Responder's Customer Service

- a. Plan to resolve manufacturer's errors and damaged product
- b. Delivery/Installation management plan
- c. Training and Maintenance program

5. Responder's Related Project Experience

- a. **Project Profiles:** Provide experience in the successful completion of similar solar projects in scope, size, and focus that best illustrates the Responder's experience and capabilities.

6. Responder's References

- a. Provide references from three (3) Owners (for whom you have completed projects) or two (2) Owners and one (1) Consultant to be used as references for this project. References must currently be in business. References should be from projects similar to the Deschutes County Fairgrounds Solar PV project, or in size and scope.
- b. Include the following reference contact information:
 - 1) Name and Title
 - 2) Business/Cell Number (current)

DESCHUTES COUNTY FAIRGROUNDS SOLAR PV SYSTEM REQUEST FOR PROPOSAL

GENERAL INFORMATION

3) Email Address

Note: The Owner will check these references and/or may check with other references associated with the past work of your company. The Owner will evaluate this information and any other independently obtained references that can provide background on your company. The results obtained from these and any other reference checks will be assessed in determining the final selection of the Vendor.

D1.2 Submission Format

- 1. Cover Letter
- 2. Responder’s Project Team
- 3. Responder’s Approach to Provide Solar System & Related Services
- 4. Responder’s Customer Service
- 5. Related Project Experience
- 6. Responder’s References
 - a. Two (2) Owners
 - b. One (1) Consultant, etc.
- 7. Attachments
 - a. Exhibit C: Signature Sheet
 - b. Exhibit D: Billing Rates/Fee Schedule.

Note: Please Submit all attachments as PDFs or as copies of the original file. Proposer’s information must be presented in format order noted above.

E1.0 Evaluation Overview

A select scoring committee will evaluate submissions based on the criteria identified in the RFP. All sections of the proposal will be evaluated based on the scoring sheet, see Exhibit E. The review process is intended to allow Deschutes County Review Committee to select the most qualified Vendor for the Deschutes County Fairgrounds Solar PV project that can provide the best value in terms of cost, schedule, and scope of services.

E1.1 Evaluation Process

Deschutes County is planning to use a one-step process to select a vendor for the Deschutes County Fairgrounds Solar PV project. See Exhibit E for the scoring evaluation of each section of the proposal. Deschutes County may determine that an interview is necessary to define the Vendor that will provide the best value for the project.

E1.2 Final Selection

GENERAL INFORMATION

After the evaluation is completed, the selection committee and Owner's Representative will make a recommendation on award of the Contract. If Deschutes County and the apparent successful Proposer are unable to reach agreement, Deschutes County will negotiate with the second-best value Proposer.

F1.0 Contracting with Selected Vendor

1. The proposer will specify the term of the proposed contract. Include a tentative contract commencement date. Contract term must at least be through the successful delivery of all terms and conditions contained in this request.
2. The successful proposal and all terms and conditions contained in this Request for Proposals will be made part of the contract.
3. The management of this contract for Deschutes County will be the direct responsibility of Cumming Group.
4. The contract may be cancelled by either party, upon written notice delivered by Certified Mail 10 days prior to the chosen cancellation date.
5. In the event that the Vendor fails to carry out or comply with any of the terms and conditions of the contract, Deschutes County reserves the right to demand remedy of any failure or default within ten (10) days. In the event that the Vendor fails to remedy the failure or default within the specified period, Deschutes County shall have the right to cancel and terminate the contract without additional notice.

F1.1 Insurance and Bond Requirements**Insurance Requirements**

Contractor shall secure, at Contractor's expense, and keep in effect during the term of any contract, **Worker's Compensation Insurance** in compliance with ORS 656.017 (with a limit of no less than \$500,000 per accident for bodily injury or disease), which requires subject employers to provide Oregon worker's compensation coverage for all their subject workers.

Contractor shall secure, at Contractor's expense, and keep in effect during the term of any Contract, occurrence form **Commercial General Liability** insurance for the protection of Contractor, Deschutes County, its agents, and employees. Coverage shall include personal injury, bodily injury (including death), and broad form property damage, including loss of use of property, occurring in the course of or in any way related to Contractor's operations, in an amount not less than One Million dollars (\$1,000,000.00) combined single limit per occurrence and in an amount not less than Two Million dollars (\$2,000,000.00) aggregate for General Liability.

Combined single limit of not less than One Million dollars (\$500,000.00) for each accident for

GENERAL INFORMATION

bodily injury and property damage for owned, leased or hired vehicles for **Automobile Liability Insurance**.

Umbrella Liability: Contractor will provide and maintain commercial general liability (Occurrence Basis) insuring it against claims for personal injury, bodily injury or death, and property damage. Such insurance will be written with an insurer licensed to do business in the state of Oregon, will name Deschutes County as additional insured, and contain a waiver of subrogation endorsement in favor of Deschutes County. The initial limits of liability of all such insurance will be not less than \$1,000,000 per occurrence and \$2,000,000 general aggregate.

Notice of cancellation or change

There shall be no cancellation, material change, reduction of limits, or intent not to renew the insurance coverage(s) without 30 days written notice from the Contractor or its insurer(s) to Deschutes County.

Certificates of Insurance

As evidence of the insurance coverage required by this Contract, the Contractor will be required to furnish acceptable insurance certificates to Deschutes County as additional insured prior to issuance of a Notice to Proceed. The certificate will specify all of the parties who are Additionally Insured. Insuring Companies or entities are subject to Deschutes County acceptance. If requested, complete copies of insurance policies, trust agreements, etc. shall be provided to Deschutes County. The Contractor shall be financially responsible for all pertinent deductibles, self-insured retentions, and/or self-insurance.

G1.0 Project Public Status BOLI

The parties understand that the prevailing wage requirements in ORS 279C.800 to 279C.870 apply to the Project and that, for purposes of prevailing wage requirements, the Project is a "public works" pursuant to ORS 279C.800. Vendor shall confirm their labor costs for on-site work comply with BOLI requirements for Spring 2024.

G1.1 Vendor Subcontractors Selection and Contracting

Deschutes County shall have discretion on what selection process is best able to perform the work, based on price and other relevant factors. The selection need not be based solely on price. Deschutes County reserves the right not to competitively procure any aspect of the Project if, in Deschutes County's sole discretion, it is in the best interest of the Project.

G1.2 MBE / WBE / ESB / DV/ Participation

Deschutes County requires its Contractors to use good faith efforts in the solicitation of minority, women, and veteran-owned businesses as well as emerging small businesses for the Project and will maintain records of such efforts and the actual usage of such businesses.

G1.3 Workforce Training and Hiring

DESCHUTES COUNTY FAIRGROUNDS SOLAR PV SYSTEM REQUEST FOR PROPOSAL

GENERAL INFORMATION

Deschutes County is committed to increasing work opportunities and is supportive of industry wide fair employment practices for Workforce Training and Hiring programs. Deschutes County and Cumming Group encourage programs and efforts to actively recruit and train a diverse workforce.

G1.4 Non-Discrimination

Neither Deschutes County nor the Proposer shall discriminate on the provision of the proposed products or services in connection with this RFP on the basis of age, race, color, national origin, religion, sex, sexual orientation, disability, qualified disabled veteran status, qualified veteran of the Vietnam era status, or any other category protected by law.

G1.5 Drug and Alcohol Policy for Work on Deschutes County Campus

Deschutes County is committed to maintaining an alcohol and drug-free workplace. Deschutes County does not tolerate the manufacture, distribution, dispensing, possession or use of any controlled substance, illegal substance, marijuana and/or its derivatives, or alcohol. Deschutes County is also committed to its employees, local businesses and the general public to operate safely and prudently. Consistent with this commitment, Deschutes County has affirmed a policy that the use or possession of alcohol and/or drugs by employees, vendors, and contractors and/or sub-contractors in the workplace is prohibited.

Contractor shall see that only properly qualified Personnel are employed in performing the Work and that strict discipline and good order among Personnel is enforced at all times. Contractor shall see that any Personnel who have been convicted of a felony involving violence, alcohol and/or drugs within 3 years of the date of the Purchase Order are not assigned to perform any of the Work without the prior written consent of Deschutes County. If, at any time, it is discovered by Deschutes County or Contractor that any Personnel (i) has failed to comply with any of the above prohibitions; (ii) is incompetent, insubordinate, careless, or disorderly, or (iii) violated any Company policies, while under previous employment, the Personnel shall be immediately removed from the Work and not assigned to perform any part of the Work.

Marijuana: Deschutes County considers marijuana to be a controlled substance. Deschutes County operates in accordance with the Federal Drug Free Workplace Act regulations, which recognizes marijuana as a controlled substance under federal law. Smoking or ingestion of marijuana or marijuana products is prohibited while a contractor, agent and sub-contractors are on the premises of job site.

G1.6 Tobacco Policy

Deschutes County facilities, including the Fairgrounds, is a smoke-free facility. On the sites, smoking must take place on the street and no tobacco litter (cigarette butts) can be left behind. The same rules apply for vaping and e-cigarettes.

Tobacco: For the purpose of the policy, "tobacco" is defined to include: cigarettes, cigars, pipes and any other smoking product; dip, chew, snuff and any other smokeless tobacco product; and nicotine delivery devices, such as e-cigarettes.

DESCHUTES COUNTY FAIRGROUNDS SOLAR PV SYSTEM REQUEST FOR PROPOSAL
GENERAL INFORMATION

G1.7 Submission Notice

All proposals submitted in response to this RFP shall become the property of Deschutes County and may be utilized in any manner and for any purpose by Deschutes County. ***Be advised that proposals and all documents submitted in response to this RFP are subject to public disclosure as required by applicable state and/or federal laws.*** If you intend to submit any information with your proposal which you believe is confidential, proprietary, or otherwise protected from public disclosure (trade secret, etc.), you must separately bind and clearly identify all such material. The cover page of the separate binding must be red, and the header or footer for each page must provide as follows: "Not Subject to Public Disclosure". Where authorized by law, and at its sole discretion, Deschutes County will endeavor to resist disclosure of properly identified portions of the proposals.

G1.8 Obtaining Consents and Releases, Continued Cooperation

Deschutes County shall use its best efforts, as soon as possible, through a letter agreement with contractor, to obtain Deschutes County's release from liability under the Contracts it has for turning over the project to Deschutes County. The contractor shall provide all documentation requested by Deschutes County that is required in a timely manner without delay.

G1.9 Errors and Omissions

Should the Proposer discover any material ambiguity, conflict, discrepancy, omission, or other error in this RFP, please immediately notify Deschutes County's Owner's Representative (Cumming Group) in writing of such discovery with a request of modification or clarification of this RFP and cite the specific paragraph in question.

Deschutes County solely reserves the right to determine the materiality of such discovery or question. If, in the opinion of Deschutes County, such discovery or question may cause an ambiguity in the bid responses, Deschutes County shall issue an Addendum to amend the RFP, extend the RFP due date if necessary, and/or provide answers to questions received in writing or clarifications to remove the ambiguity. Otherwise, Deschutes County reserves the right to negotiate minor exceptions, irregularities, or errors in the RFP and/or the bid responses.

G1.10 Incurred Proposal Preparation Cost

Deschutes County and their agents for this project are not liable for any cost incurred by proposer in the preparation and presentation of their submittals. This RFP shall not commit Deschutes County to enter into any agreement to pay any expenses incurred in preparation of any response to this RFP and/or interview, or to procure or contract for any supplies, goods, or services. Deschutes County reserves the right, without liability to Deschutes County, to cancel this RFP and to reject any proposal that does not comply with this RFP.

G1.11 Legal Jurisdiction

This Assignment and Assumption Agreement shall be interpreted under the laws of the State of

GENERAL INFORMATION

Oregon.

Jurisdiction and venue for any claims or disputes arising from this Assignment and Assumption Agreement shall be the Court of Deschutes County for the State of Oregon; provided, however, if a claim or dispute must be brought in a federal forum, then it shall be brought and conducted solely and exclusively within the United States District Court for the District of Oregon. In no event shall this section be construed as a waiver by the State of Oregon of any form of defense or immunity.



Deschutes County Fairgrounds

Solar PV System RFP

Addendum #1

8/28/24

The purpose of this addendum is to publish the answers to questions received from interested proposers prior to the questions/clarification's deadline of 8/21/24

Questions and Responses are as follows.

1. Can we schedule a site visit for my electrician to look at the electrical room and get on the roof?

ANSWER: Yes, we have scheduled a non-mandatory site visit for anyone interested on September 5th at 9am.

2. The RFP states the goal is to install as much PV as possible for the budget of \$640K. Do you want that proposed solar capacity outlined in the Proposal?

ANSWER: Please provide a summary description of the size of system you can provide for the set budget of \$640K.

3. If the SE facing tilted roofs on the Conference Center (South and Middle Sister buildings) are filled up and there is still room in the budget for more solar, do you prefer installing some on the flat roof between the two buildings (ballasted system, estimated 5-6 psf added) or over on the North Sister?

ANSWER: If that occurs we will likely use the flat roof between South and Middle Sister. We will discuss further after the solar contractor has been selected.

4. Warranty on inverters required stated in the RFP is 25 years. Is an extendable warranty up to 20 years acceptable or is 25 years required?

ANSWER: It is a goal of this project to have a good quality, long lasting system from a manufacturer with a proven track record. It is our understanding that the specs described in C1.0.#12 of the RFP are available on the market. If you cannot provide products that meet these requirements please clarify exactly what you intend to use and what their specs are.

5. There is a design provided by Mayfield in the RFP (that does not meet the RFP requirements for the system), but it is understood this is a Design/Build contract. Can the solar contractor propose an alternative interconnection method other than designed in the Mayfield design with the step-up transformer and 480V inverters system?

ANSWER: If you deviate from the specified requirements in the RFP you must state why you are deviating and describe in detail what you are proposing.

6. Can you add to the list one months electrical bill for the 2 Conference Centers, the First Interstate Building and the Arena. Was the First Interstate Building that looks like it has an existing solar system on it looked at for additional solar? If you can't send an electrical bill (a bill would be best) can you give us a \$/kwh rate not including any base meter fee or any KW demand costs for each building, and what if any yearly escalator we might use in electric rates if we want to propose more.

ANSWER: I will try to get a copy of a recent electrical bill of the South/Middle Sister building before our site walk on Sept 5th. The arena/first interstate building is not included in this project.

7. Has a structural engineer determined how much weight the flat and sloped roof can hold of the Conference Center. It wouldn't make sense to spend time money and effort to bid on something, pay the bond... and then find out the roof isn't strong enough. This should be paid by the county before the bid. For the flat roof, a typical solar system weighs around 4.2 lbs/ft², for sloped roofs about 2.2 lbs/ft².

ANSWER: The County will coordinate with the structural engineer to make sure the roof has the capacity for a new solar system.

8. The solar module (panel) restrictions are very tight and would mean a very small handful of solar panels would be approved. Even some that are at 90% output in 25 years, are not less than .025% drop in efficiency per year.

ANSWER: See answer to #4 and #5 above.

9. A 25 year product warranty on the solar panel or inverter doesn't mean that much as many companies go out of business in 25 years. As we have replaced 11 solar panels out of about 45,000 installed over the last 14 years, I don't put much stock into very long warranties, the same goes for the inverters.

ANSWER: See answer to #4 and #5 above.

10. Solaredge is the main inverter company that has a 25 year warranty, stock price has gone from a high of \$362 a few years ago to \$23.66 today. Most string inverter companies have a 10 year warranty, I would suggest rather than paying extra to gamble on any company will be around in 25 years, one could simply

buy extra inverters, that way no matter what happens to the company one would be set for the life of the solar system.

ANSWER: See answer to #4 and #5 above.

- 11.** Assuming one puts in higher than the 191 kw, can we place an alternate bid with modules that are less than 90% output in 25 years output, the typical ones are 83-84% in 25 years, but maybe \$35,000- \$40,000 less expensive. Basically it could make sense to take off some of the restrictions and see what best deals one can get from the bidders.

ANSWER: See answer to #4 and #5 above.

- 12.** Under the "Request for Proposal" section C1.0, 12. I cannot find a Solar panel with a 25 year product and labor warranty. Typically, the product warranties are 10 to 12 years. Also, I cannot find a module with a 0.25% annual degradation. Most are 0.45% to 0.50%.

ANSWER: See answer to #4 and #5 above.

- 13.** The Mayfield report uses Q.Peak 480W. They have a 0.45% degradation rate - typical. They also only have a 12 Year product warranty.

ANSWER: See answer to #4 and #5 above.

- 14.** The Inverters are shown to require 25 year warranty under section C. Solaredge can only be extended to 20 years max. Other inverter brands are only 15 years max.

ANSWER: See answer to #4 and #5 above.

- 15.** On the Request for Proposal document under C1.0 Scope of Services, 12, D it states the Solar panel size to be 430 watt maximum. The mayfield report uses Q.Peak 480W modules. Can we propose larger wattage modules beyond the 430W limit or will that lower our score?

ANSWER: See answer to #4 and #5 above.

EXHIBIT A



Deschutes County Fairgrounds - PV Feasibility Report

July 27, 2023

Deschutes County Fairgrounds PV Feasibility Study

3800 SW Airport Way, Redmond, OR 97756





Deschutes County Fairgrounds - PV Feasibility Report

Contents

Glossary and Acronyms	4
Executive Summary	5
Site Information	5
2.1 Site Description & Existing Electrical System	5
2.2 Site Limitations	7
Methodology	8
3.1 Electrical kWh Load Profile	8
3.2 Tariff Rate Structure	8
3.3 Pacific Power – Utility	9
3.4 System Parameters	9
Final System Architecture	10
4.1 Product Description	10
4.2 Point of Interconnection	10
4.3 Consumption Offset & PV Export	10
Project Multiyear Financial Model	11
5.1 Capital Expense and Operating Expense	11
5.2 System Parameters for Multiyear Financial Model	11
5.3 Multiyear Financial Model	12
5.4 Comparison with Arena	13
Feasibility of Battery Storage	14
Final Comments	14
7.1 Construction Hurdles	14
7.3 Conclusion	15



Deschutes County Fairgrounds - PV Feasibility Report

Appendix A – Site Plan

Appendix B – Single-Line Diagram

Appendix C – Helioscope Report

Appendix D – PV & Inverter Datasheets

Appendix E – Xendee Report

Appendix F – RFP System Description & Needs



Glossary and Acronyms

Alternating Current (AC)

A type of electrical current that is usable in buildings and for appliances.

Annual Solar Energy Offset (%)

Solar energy savings as a percentage of annual energy cost.

Automatic Transfer Switch (ATS)

Used for generators to automatically switch the load from utility to the generator

Azimuth Angle

The angle between true south and the point on the horizon directly below the sun.

Battery Energy Storage System (BESS)

Technology and equipment used to store electricity for use at a later time.

Direct Current (DC)

Electrical transmission and distribution that must be converted to Alternating Current for use in a building.

Distributed Energy Resources (DER)

Small-scale energy resources usually situated near sites for electrical use.

Green Energy Technology (GET)

Referring to the Oregon legal requirement for public entities to allocate 1.5% of the budget of large construction projects to renewable energy.

Gigawatt Hour (GWh)

One billion watt hours, a unit of measurement of a quantity of energy.

Net Metering

A solar incentive that allows utility customers to generate surplus solar energy that is sent back onto the grid for a billing credit at the retail utility rate.

Overcurrent Protection Device (OCPD)

Operation and Maintenance standards for a specified system

Operation and Maintenance (O&M)

Operation and Maintenance standards for a specified system

Photovoltaic (PV) Array

A renewable energy system that connect multiple solar PV modules and inverters to generate electricity.

Point of Interconnection (POI)

The location where a solar PV array connects to the utility grid.



Executive Summary

The Deschutes County Fairgrounds, owned and operated by Deschutes County, is a campus complex located at 3800 SW Airport Way, Redmond, OR 97756. The fairgrounds is a key cultural center in central Oregon, and a large capacity special events venue. Due to the 1.5% GET requirement, the County is presently compelled to make an investment in renewable energy on the order of \$600,000.00.

The County has engaged Mayfield Renewables to complete a solar feasibility study of the arena, auditorium, and conference center facilities on the fairgrounds campus. The aim of this study is to generate a concept rooftop PV system design that meets the GET requirements while maximizing financial return over its lifetime. Our analysis includes an evaluation of the site to identify construction and electrical interconnection hurdles. This report provides substantial information that can be used for bid documents, bid specifications, and is the foundation for engineered drawings, construction, commissioning and performance validation. If goals, loads, tariff rates, equipment or construction logistics change over time, edits can easily be made to the concept design to adjust for a smooth successful implementation.

The following goals and benchmarks were used during the system modeling:

- Create and analyze a base model of electrical energy consumption and PV generation with the greatest possible financial return
- Analyze past utility records to generate synthetic load profiles and verify utility rate structure
- Develop a concept system design with a guaranteed maximum price of \$600,000, including schematic drawings (Site Plan, Single-Line Diagram) and data sheets for major components
- Provide final report as deliverable
- Project lifespan is 25 years, typical of PV
- Provide written system description for RFP
- Analyze feasibility of battery storage, either now or in the future

Based on our analysis, Mayfield presents a 191.5 kWDC rooftop PV system on the conference center facility that will offset 70% of annual electrical load at that meter. This concept design utilizes reliable and widely available equipment with multiple equivalent market alternatives, and represents an elegant design that maximizes return on investment compared to other options examined. If desired, the conference center and auditorium are capable of supporting additional PV capacity, beyond our concept design. The arena, while electrically capable of supporting additional PV capacity, is not recommended. Our modeling suggests suboptimal financial return for installation on this larger facility, due to a less favorable utility rate structure that cannot be modified.

Site Information & Limitations

2.1 Site Description & Existing Electrical System

The Deschutes County Fairgrounds is located at 3800 SW Airport Way, Redmond, OR 97756. There are nineteen Pacific Power electrical services on the premises, including three under consideration for this study:



Deschutes County Fairgrounds - PV Feasibility Report

Table 1: Electrical Service Summary

Site Name	Meter Number	Rate Schedule	Service Type	Service Size (A)	Xfmr Size (kVA)	*Annual GWh demand
Indoor Arena	85868373	30-135	480Y/277	3,000	1,000	0.671
Conference Center (Middle & South Sister)	85868371	28	208Y/120	3,000	750	0.414
Auditorium (North Sister)	75456300	28	208Y/120	2,000	300	0.299

* Estimated from Pacific Power utility bills, May 22 - Jan 23, and Mar 23 - May 23



Figure 1. Deschutes County Fairgrounds, annotated site map

Roof area suitable for additional PV is plentiful, totaling roughly 50,000 sq ft. All three buildings under consideration have 2/12 pitch standing seam metal roof areas oriented at 135° azimuth, and the auditorium has a similar section of roofing with an azimuth of 225°. In addition, the conference center has an area of low-slope roof acting as a bridge between the Middle and South Sisters sections, a portion of which is free of obstruction.

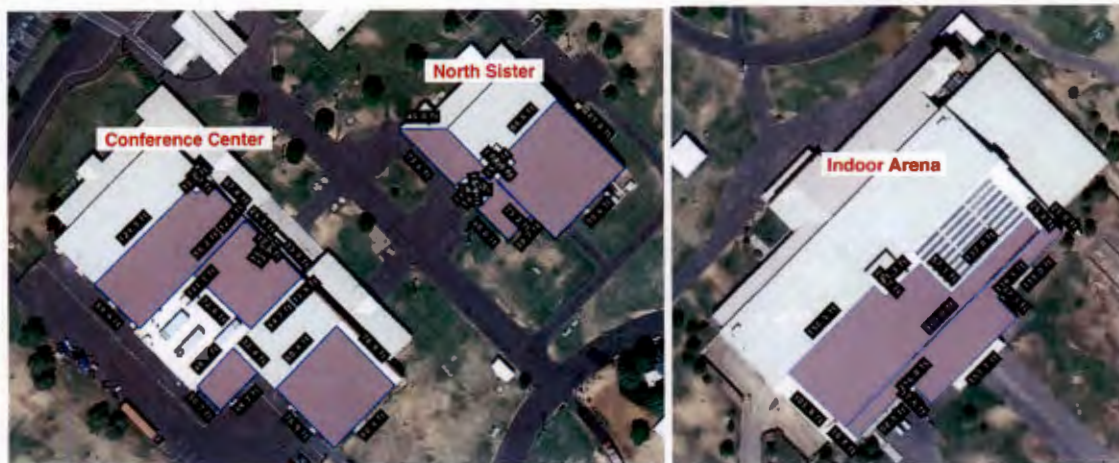


Figure 2. Available roof space with suitable PV tilt and azimuth; purple areas indicate possible PV locations

The indoor arena facility meter (#85868373) is billed per rate schedule 30, and is a 3,000A, 480Y/277V service fed by a 1,000 kVA General Electric transformer. A 100A breaker in the main panel acts as the POI for the existing 65 kW PV system on the east section of its main south-facing roof plane, installed in 2013 by E2 Solar. The arena roof has adequate, unobstructed space sufficient for the addition of up to roughly 450 kWDC of PV. Estimated annual load at this facility is 671 MWh, which exceeds rooftop PV capacity.

The conference center meter (#85868371) is billed per rate schedule 28, and is a 208Y/120V service fed by a 750 kVA transformer. It also has a 3,000A Siemens main distribution panel that serves ten subpanels. Four 225A breaker spaces exist at the bottom of the bus—see site limitations section for more information. This roof has adequate, unobstructed space sufficient for the addition of up to approximately 250 kWDC of PV. Estimated annual load at this building is 414 MWh, which exceeds its PV capacity.

Similar to the conference center, the auditorium's meter (#75456300) is billed per rate schedule 28, and is a 208Y/120V service. It is fed by a 300 kVA transformer, and has a 2,000A Siemens main distribution panel. The auditorium roof has adequate, unobstructed space sufficient for the addition of up to 150 kWDC of PV. Estimated annual load at this building is 299 MWh, exceeding its solar generation capacity.

2.2 Site Limitations

Free breaker space in the main distribution panel allows a newly installed PV breaker to act as the interconnection point between a new PV system and the utility grid. Space at the bottom of the main busbar makes possible—generally speaking—the interconnection of a larger solar system, as compared with breaker space higher up the bus. However, the size and configuration of the available breaker space are important factors.

While roof space is plentiful, some electrical constraints must be considered. The auditorium (North Sister) has the smallest electrical service at 2,000A, and lacks suitably configured available breaker space. A supply-side PV interconnection could circumvent this limitation in the main switchboard, however.



Deschutes County Fairgrounds - PV Feasibility Report

The arena's larger main panel has available breaker space, making either a supply-side or load-side connection feasible. However, because the arena's underlying rate schedule (30) provides a lower base electricity charge than the schedule that applies to the conference center and auditorium, the potential financial return of solar PV at this location is significantly less favorable. In the course of our investigation, Pacific Power confirmed that the underlying rate schedule cannot be changed. For this reason, the arena should be the last option considered for net metered PV, when optimizing for return on investment.

While there are four free 225A breaker spaces located in the conference center's main panel opposite the 3,000A service disconnect, they are not ideal for interconnection of a larger PV system. While it would be technically feasible to host up to four smaller PV systems, each with its own breaker disconnect, this would require as many inverters, PV AC disconnects, and drawing sets. However, as at the auditorium, a single PV interconnection is possible as a supply-side connection between the meter and main OCPD.

Methodology

The following outlines the methodology and data used to model and optimize the system to meet the goals and performance requirements for the installation of a PV system at the Deschutes County Fairgrounds. The study utilized Xendee optimization software to inform the system architecture and multiyear financial model. Helioscope software was used for PV system annual production based on design power losses and system degradation.

3.1 Electrical kWh Load Profile

As the foundation of any optimization, due diligence must be taken in creating an accurate load profile to ensure precise modeling that determines lowest net present cost while meeting project goals. Key aspects in data collection are outlined below:

- Deschutes County provided past Pacific Power electricity bills for the three meters under consideration in this study. Bills were provided for the period spanning May 2022 through May 2023, except for February, 2023.
- From these data, Mayfield constructed a synthetic load profile for the arena and conference center buildings. A medium office NREL end-use load profile in an ASHRAE 5B climate type (cool-dry, similar to Boulder, CO) was selected and scaled to represent electrical demand at the conference center. For the arena, we constructed a custom load profile to reflect a more variable special events schedule.

3.2 Tariff Rate Structure

The arena is on the schedule 30 tariff rate, and the conference center and auditorium are on schedule 28. It is assumed that electricity purchased from Pacific Power will have an escalation rate of 4% per year. Since demand charges are fees associated with infrastructure, such as improvements and maintenance of transmission and distribution lines, these demand rates still remain and are also assumed to have an annual escalation rate of 4%.



Deschutes County Fairgrounds - PV Feasibility Report

Below are base electricity rates (\$/kWh) and demand rates (\$/kW) for Pacific Power schedules 28 and 30:

Table 2: Pacific Power rate schedules 28 & 30

Tier	Base - sch. 28	Demand - sch.28	Base - sch. 30	Demand - sch.30
1	0.08915	7.5	0.05707	11.98
2	0.07875	6.9	0.05603	13.53
3	0.07837	6.55	0.05565	12.73
4	-	6.35	-	-

3.3 Pacific Power – Utility

Mayfield Renewables coordinated with Pacific Power to ensure that there are no infrastructural hurdles or regulations that would prevent the installation of an additional net metered PV system at the Deschutes County Fairgrounds. No such hurdles were identified during our investigation. Net metering occurs under schedule 135, which allows a maximum export of 2 MW at each meter. Meters at the same property may be virtually aggregated, and net metering credit at one meter can therefore be applied to multiple meters—including meters with differing underlying base rate schedules. However, our analysis of building load and PV generation potential indicate that aggregation will not be required to maximize financial return, even if all roof space on all facilities is fully utilized.

3.4 System Parameters

Xendee and Helioscope modeling of PV system designs was performed with the following parameters:

Equipment:

- Modeled with Hanwha Q Cells, Q.Peak DUO XL-G10.2 480W modules and SolarEdge SE66.6KUS and SE100KUS three phase 480Y/277V inverters
 - Datasheet (Appendix D), warranty degradation, production levels and efficiency used in Helioscope (Appendix C)
- Helioscope production report imported into Xendee
- 16.6 degree tilt angle for flush-mounted subarrays on 2/12 pitch standing seam roof sections with azimuth of 135°

Project:

- Project lifespan: 25 years
- Electrical export allowed
- Cost of installation (\$/W) on the two facilities analyzed:
 - \$3.125/W for conference center
 - \$3.000/W for arena
- \$0.40/kW annual maintenance cost (module cleaning)
- 30% ITC eligibility (using IRA direct pay)
- No MACRS eligibility
- Electricity rate inflation: 4%
- Financing discount rate: 5%



- o Assumed a partial cash purchase for multi year financial model

Final System Architecture

Utilizing Helioscope and Xendee, Mayfield designed a 191.5 kWDC system architecture to meet project goals while taking into account solar resource, electricity prices, installation costs, total capital expense, operating and maintenance expense, and equipment degradation. Several iterative designs and analyses led to our suggested system architecture on the conference center facility. Our optimization took into account product availability, and reflects a realistic and robust design:

- 191.5 kWDC / 166.6 kWAC PV system
- (399) Hanwha Q Cells, Q.Peak DUO XL-G10.2 480W modules
 - o Flush mount racking tilted at 16.6 degrees
- (1) SolarEdge SE100KUS string inverter, 480VAC 3p
- (1) SolarEdge SE66.6KUS string inverter, 480VAC 3p
- (202) SolarEdge P1100 optimizers, one per two modules in series
- (1) 225 kVA 208Y-480Δ step up transformer

See single line diagram (Appendix B) and system layout (Appendix A) for bid-ready design package.

4.1 Product Description:

Our chosen PV modules and inverters are Tier 1 products, widely available from any EPC. Equivalent Tier 1 alternatives exist, and should be considered and evaluated based on RFP responses. High quality Hanwha Q cell modules have a module efficiency of 21.6%, a 12-year product warranty and 25-year linear performance warranty down to 86%. SolarEdge 480VAC 3p inverters and P1100 optimizers are capable of module level monitoring, have a 20 year extendible warranty, and can be configured for use with SolarEdge Data Logger, an environmental data acquisition system.

4.2 Point of Interconnection:

Because insufficient breaker space exists in the conference center main switchboard, a supply-side connection between the meter and main OCPD will be required. The meter CT is currently located inside the main panel. While a connection within the panel itself is possible, it would require further engineering analysis. Alternatively, the existing utility meter CT can easily be moved, and a connection made outside of the main panel chassis.

4.3 Consumption Offset & PV Export:

Our 191.5 kWDC flush mounted PV system design is mounted on three roof planes, all oriented at 16.6° tilt and 135° azimuth (SE). The system is estimated to produce a total of 287.7 MWh annually, offsetting 70% of the conference center's estimated annual consumption of 414 MWh. PV export is the anticipated export of the renewable resource to the grid that is not consumed by the facility at the time of production. However, this is credited to the account and then used at a later time or date, therefore not negatively affecting return on investment. The total anticipated electricity export is 88,791 kWh onto the utility grid.



Annual PV Electricity Balance (kWh)

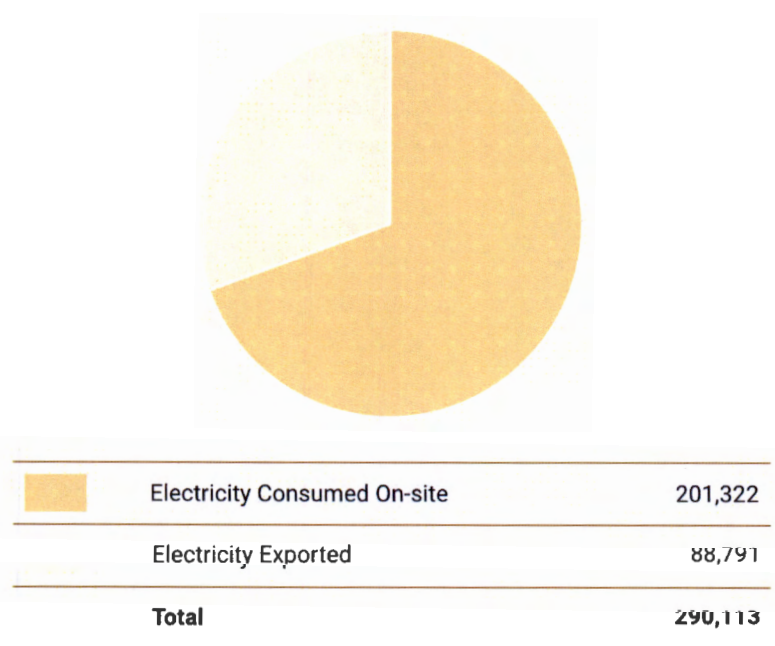


Figure 3. PV power direct consumption vs. credited power export

Multiyear Financial Model

5.1 Capital Expense and Operating Expense:

Deschutes County’s financial goals in pursuing an additional PV system for the fairgrounds facilities revolve around the 1.5% GET requirement, whereby the County is presently required to allocate \$600,000 for renewable energy infrastructure. Mayfield Renewables worked backwards to produce a quality PV system design based on years of engineering experience that meets this target project budget while maximizing financial return over the system lifetime.

The total estimated capital expense of \$600,438 includes all PV related site prep, prevailing wage labor, bond, insurance, soft costs, engineering, materials, equipment, and operation & maintenance expenses, but excludes cost of money for financing. O&M consists of annual PV module cleaning, estimated at \$1,000 per year.

5.2 System Parameters for Multiyear Financial Model:

To accurately portray a multiyear financial model the following set points were included in the analysis:



Deschutes County Fairgrounds - PV Feasibility Report

- Upfront Cash Purchase Assumed
- Project Life: 25 years
- Cash Flow Discount Rate: 5%
- PV degradation: 0.7%/yr
- Annual Demand Rate Escalation: 4%
- Annual Energy Charge Escalation: 4%

5.3 Multiyear Financial Model:

The below graph shows the multiyear financial analysis with revenue streams over the 25-year project lifespan. In the investment year (year zero), the capital expense is \$600,000. Revenue streams begin immediately in year one, including (rounded to thousands of dollars):

- Energy export: \$7,000.00
- Demand charge savings: \$2,000.00
- Electrical charge savings: \$18,000.00
- Federal ITC Direct Pay: \$180,000.00

Modeled financial returns over the 25 year project lifespan result in:

- System payback in 13 years
- IRR of 6.38%
- NPV of discounted cash flows of \$75,000.00 at end of system lifetime.
- Total operating expense savings of \$977,490.00 over 25 years, or 44.5% annually

Investment Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
Revenue Increase:																										
Electricity Sales	0	7	7	7	7	7	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Savings: Utility Demand Charges	0	2	2	2	2	2	3	3	3	4	4	4	5	5	5	6	6	7	7	8	9	10	11	11	12	13
Savings: Utility Energy Charges	0	18	19	19	20	21	22	22	23	24	25	26	27	28	29	30	31	32	33	35	36	37	38	40	41	43
Savings: DER Maintenance Costs	0	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1
Total OPEX Savings	0	26	26	27	28	29	29	30	31	32	34	35	36	37	38	40	42	43	45	47	48	51	53	54	57	59
CAPEX difference for Solar PV	-600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total CAPEX Difference	-600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Federal ITC Credit	0	180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Incentives Difference	0	180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Annual Cash Flow (Non-discounted)	-600	296	29	27	28	29	29	30	31	32	34	38	38	37	39	40	42	43	45	47	48	51	53	54	57	59
Net Annual Cash Flow (Discounted)	-600	196	24	23	23	22	22	22	21	21	21	20	20	20	20	19	19	19	19	18	18	18	18	18	18	17
Net Present Value	-600	-405	-381	-358	-335	-312	-290	-269	-248	-227	-206	-186	-166	-146	-128	-107	-88	-69	-51	-32	-14	5	23	40	58	75
Cumulative Cash Flow (Non-discounted)	-600	-395	-369	-342	-314	-285	-256	-225	-194	-162	-128	-93	-57	-20	18	58	100	143	188	235	284	334	387	442	498	557
Cumulative Cash Flow (Discounted)	-600	-378	-334	-295	-258	-224	-191	-160	-131	-104	-79	-55	-32	-11	9	28	46	63	78	93	107	120	132	144	154	165

Figure 4. Detailed project cash flow projections



Deschutes County Fairgrounds - PV Feasibility Report

Annual Electricity Charges

Tariff	Energy Category	Consumption [kWh]	Rate [\$/kWh]	Energy Charge [\$]	Tariff	Demand Category	Demand [kW]	Rate [\$/kW]	Demand Charge [\$]
28	PTOU1 - tier1	213,295.54	-	19,015.30	28	noncoincident - tier1	50.00	-	4,500.00
28	Exports	88,790.75	-	-6,958.53	28	noncoincident - tier2	44.48	-	895.17
					28	noncoincident - tier3	0.00	-	0.00
					28	noncoincident - tier4	37.24	-	1,276.03
Energy Subtotal [\$]				12,056.77	Demand Subtotal [\$]				6,671.20
Reference [\$]				36,963.18	Reference [\$]				8,167.35
Savings [\$]				24,906.41	Savings [\$]				1,496.15

Figure 5. Annual electricity charges

5.4 Comparison with Arena

Our modeling of a similar sized PV system on the arena produced less favorable financial results. Model parameters remained largely unchanged, with several small adjustments:

- A smaller installation cost of \$3.00/W, because the array exists on a single roof plane
- A therefore slightly larger system size of 200 kWDC
- Lower base electrical rates, as a result of enrollment in Pacific Power schedule 30

Modeled financial returns for the arena over the 25 year project lifespan can be compared with results for the conference center, above:

- System payback in 19 years
- IRR of 2.69%
- NPV of discounted cash flows of -\$109,020.00 at end of system lifetime.
- Total operating expense savings of \$618,450.00 over 25 years, or 15.77% annually

Table 3: Side-by-side comparison of financial return for four modeled system architectures

Installation Location	PV Size (kW)	BESS Size (kWh)	Duration (yrs)	Yrs to Payback	IRR	Lifetime NPV	Lifetime OPEX Offset	Annual OPEX Offset
Conference Center	191.5	-	25	13	6.38%	\$75,000	\$977,490	44.50%
Arena	200	-	25	19	2.69%	-\$109,020	\$618,450	15.77%
Conference Center (w/ BESS)	90	440	15	N/A	-1.94%	-\$192,110	\$336,720	33.94%
Arena (w/ BESS)	124	330	15	N/A	-7.53%	-\$295,860	\$194,280	11.72%



Feasibility of Battery Storage

Our concept PV design does not exceed the annual electrical consumption of the Pacific Power electric meters of the auditorium, arena, and conference center. This means that all of the energy generated by solar contributes to the financial return of the system. A battery system, in the absence of time of use rate schedules geared towards energy arbitrage, can only generate revenue by offsetting demand charges. Demand charges account for roughly 20% of Deschutes County Fairgrounds' electricity costs, making a battery storage system less financially potent than PV alone. If energy resilience—the ability to use electricity during a grid outage—is not a primary goal, we do not recommend pursuing battery storage.

Electrically, adding battery storage to a PV system is feasible at all three facilities. Based on our preliminary modeling in Xendee, a \$600,000 investment in solar plus battery storage at the conference center with a targeted four hour resiliency window would result in a system architecture of approximately 90 kWDC PV and 110kW/440 kWh of battery storage. A key difference with our PV optimizations is the project lifetime, which is limited to 15 years due to the shorter lifespan of battery technology. The project would result in the following financial metrics:

- No system payback during 15 year battery lifetime
- IRR of -1.94%
- NPV of discounted cash flows of -\$192,110.00 at end of system lifetime
- Total operating expense savings of \$336,720.00 over 15 years, or 33.94% annually

A similar alternative investment at the arena would result in a system architecture of roughly 124 kWDC PV and 80kW/330 kWh of storage. The project would result in the following financial metrics:

- No system payback during 15 year battery lifetime
- IRR of -7.53%
- NPV of discounted cash flows of -\$295,860.00 at end of system lifetime
- Total operating expense savings of \$194,280.00 over 15 years, or 11.72% annually

Determining optimal battery storage system size would require a detailed load analysis (e.g. one month of measurements using eGauge system, or similar) and a formal interview of the Deschutes County team to identify granular storage-related goals. These activities are outside of the scope of the present study, but could be the subject of further investigation.

Final Comments

7.1 Construction Hurdles

Mayfield does not expect major construction hurdles that would prevent installation of rooftop solar on the fairgrounds conference, auditorium, or arena. However, EPCs should take note of several site conditions that could impact particulars of the final system design and construction process. As mentioned above, the interconnection will need to be a supply-side connection. This will require coordination with Pacific Power to shut off power during installation, so that the solar can be safely connected to the service.



Deschutes County Fairgrounds - PV Feasibility Report

Additionally, the lack of available wall space in the main electrical rooms means that PV inverters must be mounted elsewhere. Our design for the conference center suggests a shaded area on the southwest-facing exterior wall (see system layout, Appendix A). Selected inverters must be rated for outdoor installation, and manufacturer specifications and warranty requirements should be followed.

Finally, a structural engineering analysis should be completed for all roof sections on which solar will be installed. The engineer may find that structural reinforcement is required on some, or all, roof sections for PV installation. Structural analysis and reinforcement costs will increase the price-per-watt of the project. The low-slope section of the conference center is not utilized in our concept design layout, but may be utilized for additional PV deployment at the discretion of Deschutes County and the selected EPC. If this is a barrier to increasing system size, more favorable economics may be achieved by instead placing the additional PV capacity on the auditorium.

7.2 Conclusion

This report provides an optimal PV preliminary design to meet Deschutes County's project goals. A 191.5 kWDC PV system on the rooftop of the Deschutes County Fairgrounds conference center facility provides maximal financial return while satisfying the County's required 1.5% GET investment in renewable energy. The preliminary system design demonstrates a robust possible architecture using readily available high quality electrical components. The attached single line diagram, array layout, equipment spec sheets, and RFP system description, when incorporated into a formatted RFP, provide the detail necessary to successfully solicit bids from qualified contractors. Mayfield Renewables is capable of providing fully engineered permit and construction drawings, owner's representative services, and commissioning services.

Optimization and report by:
Zach Snyder - Client Solutions Engineer
Mayfield Renewables
(719) 244-0450
zach@mayfield.energy

Reviewing SME:
Michiel Zuidweg - Senior Microgrid Specialist
Mayfield Renewables
(425) 260-1425
mac@mayfield.energy

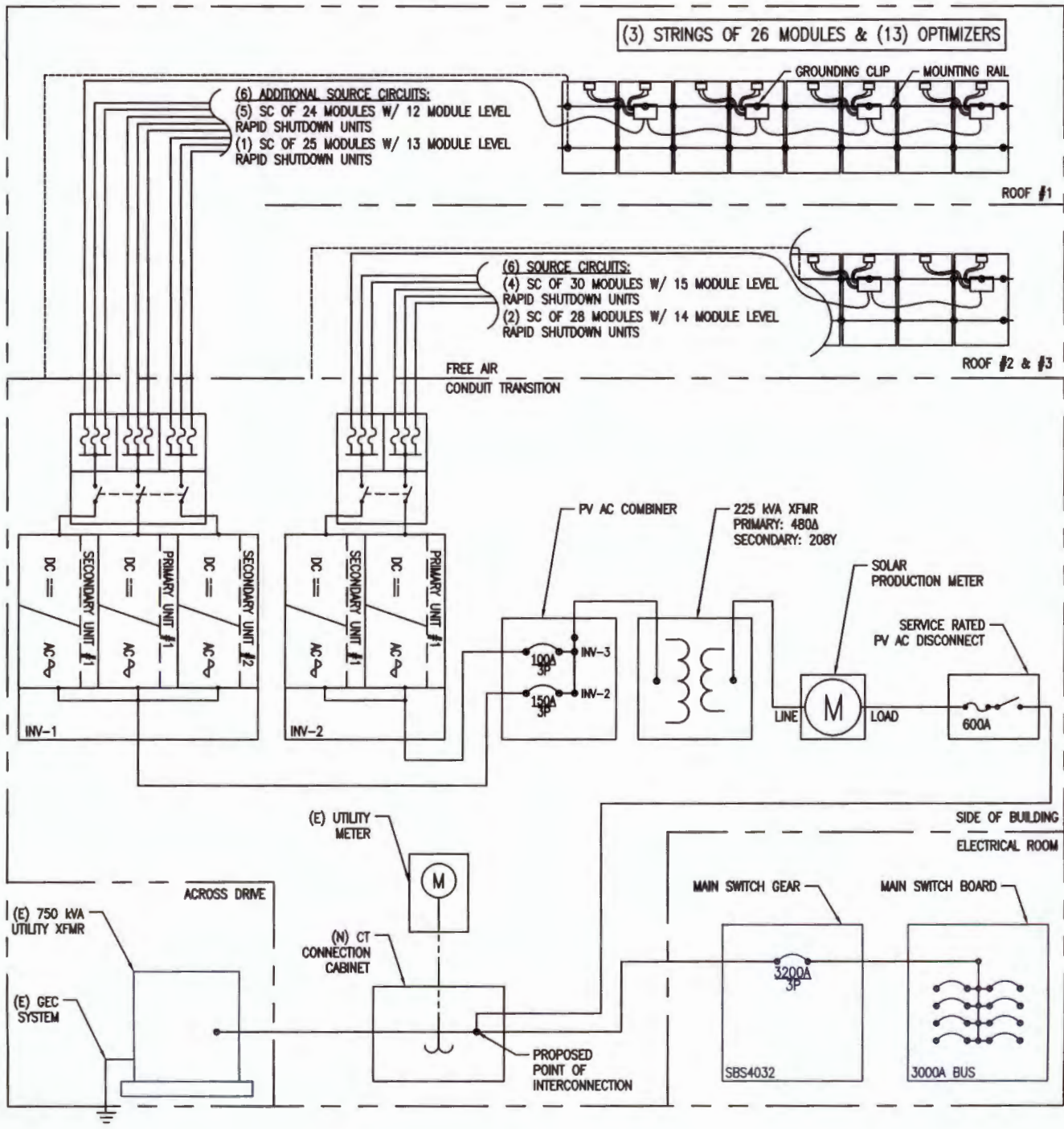


APPENDIX A: Site Plan





APPENDIX B: Single-Line Diagram





APPENDIX C: Helioscope Report

Middle Sister - SolarEdge JCK Deschutes County Fairgrounds, 3800 SW Airport Wy, Redmond, OR 97756

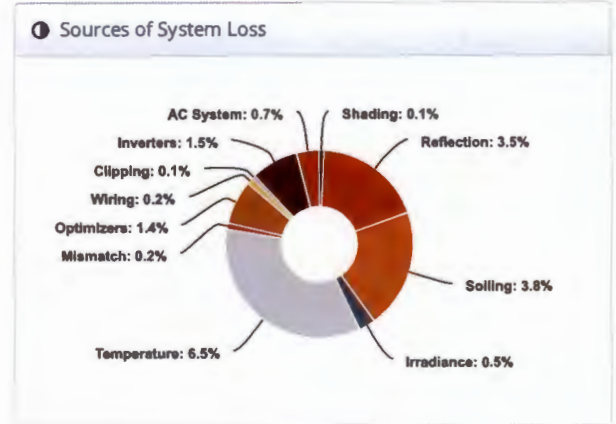
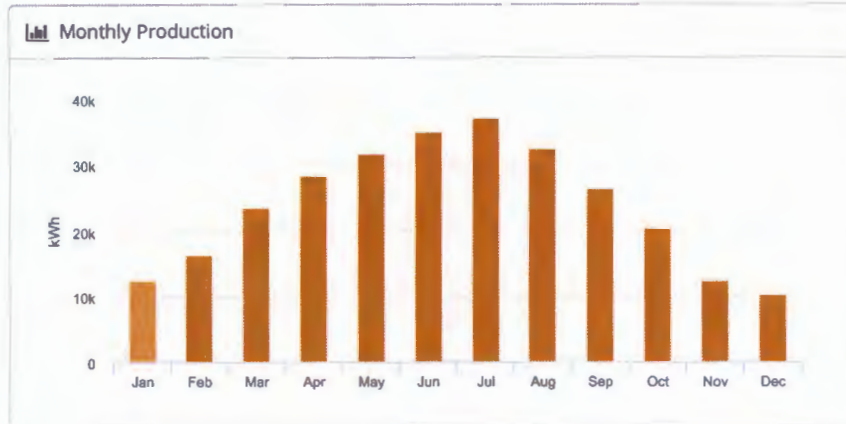
Report

Project Name	Deschutes County Fairgrounds
Project Address	3800 SW Airport Wy, Redmond, OR 97756
Prepared For	Deschutes County
Prepared By	Mayfield Renewables ryan@renewableassociates.com



System Metrics

Design	Middle Sister - SolarEdge JCK
Module DC Nameplate	191.5 kW
Inverter AC Nameplate	166.6 kW Load Ratio: 1.15
Annual Production	287.7 MWh
Performance Ratio	82.7%
kWh/kWp	1,502.3
Weather Dataset	TMY, 10km Grid (44.25,-121.15), NREL (prospector)
Simulator Version	33103f8da6-e6c8ceaa45-5f8813fc95-b4f1a4023a



Annual Production			
	Description	Output	% Delta
Irradiance (kWh/m ²)	Annual Global Horizontal Irradiance	1,650.5	
	POA Irradiance	1,817.0	10.1%
	Shaded Irradiance	1,814.3	-0.1%
	Irradiance after Reflection	1,751.1	-3.5%
	Irradiance after Soiling	1,683.8	-3.8%
	Total Collector Irradiance	1,683.8	0.0%
Energy (kWh)	Nameplate	322,405.8	
	Output at Irradiance Levels	320,735.8	-0.5%
	Output at Cell Temperature Derate	300,033.3	-6.5%
	Output After Mismatch	299,444.5	-0.2%
	Optimizer Output	295,245.5	-1.4%
	Optimal DC Output	294,654.4	-0.2%
	Constrained DC Output	294,250.2	-0.1%
	Inverter Output	289,831.3	-1.5%
	Energy to Grid	287,726.7	-0.7%
	Temperature Metrics		
	Avg. Operating Ambient Temp		9.9 °C
	Avg. Operating Cell Temp		28.2 °C
Simulation Metrics			
	Operating Hours	4708	
	Solved Hours	4708	

Condition Set												
Description	Condition Set 1											
Weather Dataset	TMY, 10km Grid (44.25,-121.15), NREL (prospector)											
Solar Angle Location	Meteo Lat/Lng											
Transposition Model	Perez Model											
Temperature Model	Sandia Model											
Temperature Model Parameters	Rack Type	a	b	Temperature Delta								
	Fixed Tilt	-3.56	-0.075	3°C								
	Flush Mount	-2.81	-0.0455	0°C								
Soiling (%)	J	F	M	A	M	J	J	A	S	O	N	D
	2	2	2	2	3	5	5	6	6	3	2	2
Irradiation Variance	5%											
Cell Temperature Spread	4° C											
Module Binning Range	-2.5% to 2.5%											
AC System Derate	0.75%											
Trackers	Maximum Angle						Backtracking					
	60°						Enabled					
Module Characterizations	Module						Uploaded By		Characterization			
	Q.Peak DUO XL-G10.2 480 (Hanwha Q Cells)						HelioScope		Spec Sheet Characterization, PAN			
Component Characterizations	Device						Uploaded By		Characterization			
	SE66.6KUS (SolarEdge)						HelioScope		Spec Sheet			
	SE100KUS (SolarEdge)						HelioScope		Spec Sheet			
	P1100 (SolarEdge)						HelioScope		Mfg Spec Sheet			

Components		
Component Name		Count
Inverters	SE66.6KUS (SolarEdge)	1 (66.6 kW)
Inverters	SE100KUS (SolarEdge)	1 (100.0 kW)
AC Panels	1 input AC Panel	2
AC Home Runs	500 MCM (Copper)	2 (5,777.3 ft)
Strings	10 AWG (Copper)	14 (1,201.5 ft)
Optimizers	P1100 (SolarEdge)	202 (222.2 kW)
Module	Hanwha Q Cells, Q.Peak DUO XL-G10.2 480 (480W)	399 (191.5 kW)

Wiring Zones			
Description	Combiner Poles	String Size	Stringing Strategy
Wiring Zone	-	13-31	Along Racking
Wiring Zone 2	-	13-31	Along Racking

Field Segments									
Description	Racking	Orientation	Tilt	Azimuth	Intrarow Spacing	Frame Size	Frames	Modules	Power
Field Segment 2	Flush Mount	Portrait (Vertical)	16.67°	135.3°	0.0 ft	1x1	223	223	107.0 kW
Field Segment 3	Flush Mount	Portrait (Vertical)	16.67°	134.68228°	0.0 ft	1x1	154	154	73.9 kW
Field Segment 4	Fixed Tilt	Portrait (Vertical)	10°	134.04517°	2.7 ft	1x1	22	22	10.6 kW

Detailed Layout



HelioScope



APPENDIX D: PV & Inverter Datasheets

powered by
Q.ANTUM DUO Z

PRELIMINARY

Q.PEAK DUO XL-G10.2

475-495

ENDURING HIGH PERFORMANCE



BREAKING THE 21% EFFICIENCY BARRIER

Q.ANTUM DUO Z Technology with zero gap cell layout boosts module efficiency up to 21.6%.



LOW ELECTRICITY GENERATION COSTS

Higher yield per surface area, lower BOS costs and up to 80 watts more module power than standard 144 half-cell modules.



ENDURING HIGH PERFORMANCE

Long-term yield security with Anti LID Technology, Anti PID Technology¹, Hot-Spot Protect and Traceable Quality Tra.Q™.



EXTREME WEATHER RATING

High-tech aluminium alloy frame, certified for high snow (5400 Pa) and wind loads (2400 Pa).



A RELIABLE INVESTMENT

Inclusive 12-year product warranty and 25-year linear performance warranty².



STATE OF THE ART MODULE TECHNOLOGY

Q.ANTUM DUO combines cutting edge cell separation and innovative 12-busbar design with Q.ANTUM Technology.

¹ APT test conditions according to IEC/TS 62804-1:2015, method B (~1500 V, 168 h)

² See data sheet on rear for further information.

THE IDEAL SOLUTION FOR:



Ground-mounted solar power plants

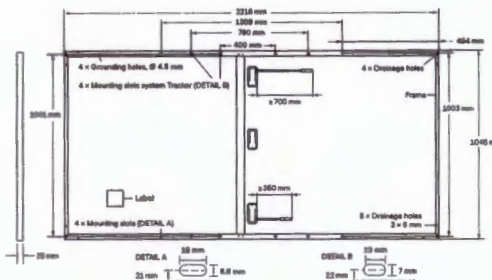
Engineered in Germany



MECHANICAL SPECIFICATION

Format	2216mm × 1045mm × 35mm (including frame)
Weight	26.5kg
Front Cover	3.2mm thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Anodised aluminium
Cell	6 × 28 monocrystalline Q.ANTUM solar half cells
Junction box	53-101mm × 32-60mm × 15-18mm Protection class IP67, with bypass diodes
Cable	4mm ² Solar cable; (+) ≥700mm, (-) ≥350mm*
Connector	Stäubli MC4-Evo2, Hanwha Q CELLS HQC4; IP68

*Long cables (+) ≥1450mm, (-) ≥1450mm for landscape installation are available upon request.



PRELIMINARY

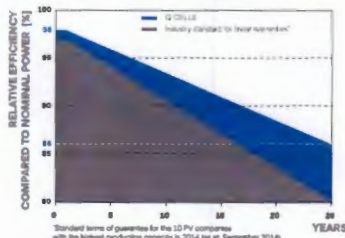
ELECTRICAL CHARACTERISTICS

POWER CLASS		475	480	485	490	495	
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC ¹ (POWER TOLERANCE +5W / -0W)							
Minimum	Power at MPP ¹	P _{MPP} [W]	475	480	485	490	495
	Short Circuit Current ¹	I _{SC} [A]	11.24	11.26	11.29	11.31	11.34
	Open Circuit Voltage ¹	V _{OC} [V]	63.58	63.61	63.64	63.68	63.71
	Current at MPP	I _{MPP} [A]	10.66	10.71	10.76	10.81	10.86
	Voltage at MPP	V _{MPP} [V]	44.54	44.81	45.07	45.33	45.59
	Efficiency ¹	η [%]	≥20.5	≥20.7	≥20.9	≥21.2	≥21.4
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT ²							
Minimum	Power at MPP	P _{MPP} [W]	356.4	360.1	363.9	367.6	371.4
	Short Circuit Current	I _{SC} [A]	9.05	9.07	9.09	9.12	9.14
	Open Circuit Voltage	V _{OC} [V]	60.53	60.56	60.59	60.62	60.65
	Current at MPP	I _{MPP} [A]	8.39	8.43	8.47	8.52	8.56
	Voltage at MPP	V _{MPP} [V]	42.49	42.72	42.94	43.17	43.39

¹Measurement tolerances P_{MPP} ±3%; I_{SC}; V_{OC} ±5% at STC: 1000W/m², 25±2°C, AM 1.5 according to IEC 60904-3 • ²800W/m², NMOT, spectrum AM 1.5

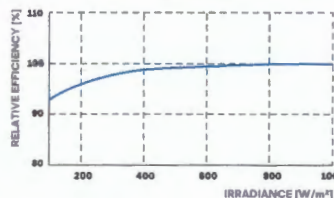
Q CELLS PERFORMANCE WARRANTY

PERFORMANCE AT LOW IRRADIANCE



At least 98% of nominal power during first year. Thereafter max. 0.5% degradation per year. At least 93.5% of nominal power up to 10 years. At least 86% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organisation of your respective country.



Typical module performance under low irradiance conditions in comparison to STC conditions (25°C, 1000W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I _{SC}	α [%/K]	+0.04	Temperature Coefficient of V _{OC}	β [%/K]	-0.27
Temperature Coefficient of P _{MPP}	γ [%/K]	-0.34	Nominal Module Operating Temperature	NMOT [°C]	43±3

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage	V _{SYS} [V]	1500	PV module classification	Class II
Maximum Reverse Current	I _R [A]	20	Fire Rating based on ANSI / UL 61730	C / TYPE 1
Max. Design Load, Push / Pull	[Pa]	3600 / 1600	Permitted Module Temperature on Continuous Duty	-40°C - +85°C
Max. Test Load, Push / Pull	[Pa]	5400 / 2400		

QUALIFICATIONS AND CERTIFICATES

IEC 61215:2016;
IEC 61730:2018
This data sheet complies with DIN EN 50380.

Certification in process.



Note: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

Hanwha Q CELLS GmbH

Sonnenallee 17-21, 06766 Bitterfeld-Wolfen, Germany | TEL +49 (0)3494 66 99-23444 | FAX +49 (0)3494 66 99-23000 | EMAIL sales@q-cells.com | WEB www.q-cells.com

Specifications subject to technical changes © Q CELLS Q PEAK DUO XL-Q10.2_475-495_2021-01_Rev01_EN

Three Phase Inverters with Synergy Technology

For the 277/480V Grid

SE66.6K / SE100K

INVERTERS



Specifically designed to work with power optimizers

- / Easy two-person installation – each unit mounted separately, equipped with cables for simple connection between units
- / Balance of System and labor reduction compared to using multiple smaller string inverters
- / Independent operation of each unit enables higher uptime and easy serviceability
- / No wasted ground area: wall/rail mounted or horizontally mounted under the modules (10° inclination)
- / Built-in module-level monitoring with Ethernet or cellular GSM
- / Fixed voltage inverter for superior efficiency (98.1%) and longer strings
- / Integrated Connection Unit with optional integrated DC Safety Switch – eliminates the need for external DC isolators
- / Built-in RS485 Surge Protection, to better withstand lightning events
- / Advanced safety features - integrated arc fault protection and rapid shutdown
- / 135% DC oversizing, enabling higher energy production

Three Phase Inverter with Synergy Technology

For the 277/480V Grid

SE66.6K / SE100K

	SE66.6K	SE100K	
OUTPUT			
Rated AC Power Output	66600	100000	VA
Maximum AC Power Output	66600	100000	VA
AC Output Voltage — Line to Line / Line to Neutral (Nominal)	480 / 277		Vac
AC Output Voltage — Line to Line Range; Line to Neutral Range	432 - 528 / 249.3 - 304.7		Vac
AC Frequency	50/60 ± 5		Hz
Maximum Continuous Output Current (per Phase) @277V	80	120	A
Grids Supported — Three Phase	3 / N / PE (WYE with Neutral)		V
Maximum Residual Current Injection ⁽¹⁾	250 per unit		mA
Utility Monitoring, Islanding Protection, Configurable Power Factor, Country Configurable Thresholds	Yes		
INPUT			
Maximum DC Power (Module STC), Inverter / Unit	90000 / 45000	135000 / 45000	W
Transformer-less, Ungrounded	Yes		
Maximum Input Voltage	1000		Vdc
Operating Voltage Range	680 - 1000		Vdc
Maximum Input Current	2 x 40	3 x 40	Adc
Reverse-Polarity Protection	Yes		
Ground-Fault Isolation Detection	350kΩ Sensitivity per Unit ⁽²⁾		
Maximum Inverter Efficiency	98.1		%
European Weighted Efficiency	98		%
Nighttime Power Consumption	< 12		W
ADDITIONAL FEATURES			
Supported Communication Interfaces ⁽³⁾	RS485, Ethernet, GSM plug-in (optional)		
RS485 Surge Protection	Built-in		
Rapid Shutdown	Optional ⁽⁴⁾ (Automatic upon AC Grid Disconnect)		
Cable Covers	Ordered separately with part number: DCD-SGY-COVER-LP (for SE66.6K) DCD-SGY-COVER-HP (for SE100K) ; Dimensions (H x W x D) – 314.3 x 343.7 x 134.5 mm		
CONNECTION UNIT			
DC Disconnect (optional)	1000V / 2 x 40A	1000V / 3 x 40A	
STANDARD COMPLIANCE			
Safety	IEC-62109, AS3100		
Grid Connection Standards ⁽⁵⁾	VDE-AR-N-4105, G59/3, AS-4777, EN 50438, CEI-021, VDE 0126-1-1, CEI-016, BDEW		
Emissions	IEC61000-6-2, IEC61000-6-3, IEC61000-3-11, IEC61000-3-12		
RoHS	Yes		
INSTALLATION SPECIFICATIONS			
Number of units	2	3	
AC Output Cable	Cable gland — diameter 22-32; PE gland diameter 10-16	Cable gland — diameter 30-38; PE gland diameter 10-16	mm
DC Input ⁽⁶⁾	6 strings, 4-10mm ² DC wire, gland outer diameter 5-10mm / 3 MC4 pairs per unit	9 strings, 4-10mm ² DC wire, gland outer diameter 5-10mm / 3 MC4 pairs per unit	
AC Output Wire	Aluminum or Copper; L, N: Up to 70, PE: Up to 35	Aluminum or Copper; L, N: Up to 95, PE: Up to 50	mm ²
Dimensions (H x W x D)	Primary Unit: 940 x 315 x 260; Secondary Unit: 540 x 315 x 260		mm
Weight	Primary Unit: 48; Secondary Unit 45		kg
Operating Temperature Range	-40 to +60 ⁽⁷⁾		°C
Cooling	Fan (user replaceable)		
Noise	< 60		dBA
Protection Rating	IP65 — outdoor and indoor		
Mounting	Brackets provided		

(1) If an external RCD is required, its trip value must be ≥ 300mA per unit (≥ 600mA for SE66.6K; ≥ 900mA for SE100K)

(2) Where permitted by local regulations

(3) Refer to Datasheets -> Communications category on Downloads page for specifications of optional communication options: <http://www.solaredge.com/groups/support/downloads>

(4) Inverter with rapid shutdown part number: SE100K-RWRP08NBU4; Available for SE100K

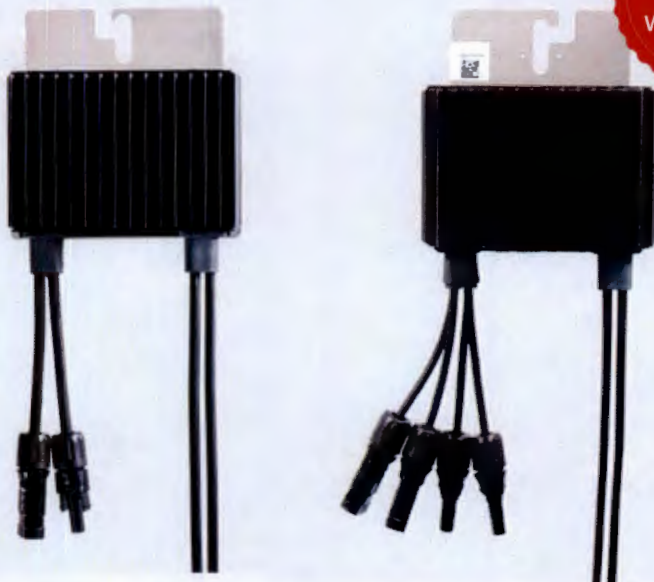
(5) For all standards refer to Certifications category on Downloads page: <http://www.solaredge.com/groups/support/downloads>

(6) The DC input type, MC4 or glands, and DC switch depends on the part number ordered. Inverter with glands and DC switch P/N: SE66.6K-xx0P08NBU4, inverter with glands and without DC switch P/N: SE66.6K-xx0P08NBU4, inverter with MC4 and with DC switch P/N: SE66.6K-xx0P08NBU4, inverter with MC4 and without DC switch P/N: SE66.6K-xx0P08NBU4

(7) For power de-rating information refer to: <https://www.solaredge.com/sites/default/files/se-temperature-derating-note.pdf>

Power Optimizer

P605 / P650 / P701 / P730 / P800p /
P801 / P850 / P950 / P1100



POWER OPTIMIZER

PV power optimization at the module level

The most cost-effective solution for commercial and large field installations

- / Specifically designed to work with SolarEdge inverters
- / High efficiency with module-level MPPT, for maximized system energy production and revenue, and fast project ROI
- / Superior efficiency (99.5%)
- / Balance of System cost reduction; 50% less cables, fuses, and combiner boxes, and over 2x longer string lengths possible
- / Fast installation with a single bolt
- / Advanced maintenance with module level monitoring
- / Module level voltage shutdown for installer and firefighter safety
- / Use with two PV modules connected in series or in parallel

/ Power Optimizer

P605 / P650 / P701 / P730 / P801

Power Optimizer Module (Typical Module Compatibility)	P605 (for 1 x high power PV module)	P650 (for up to 2 x 60-cell PV modules)	P701 (for up to 2 x 60/120-cell PV modules)	P730 (for up to 2 x 72-cell PV modules)	P801 (for up to 2 x 72/144 cell PV modules)	
INPUT						
Rated Input DC Power ⁽¹⁾	605	650	700*	730**	800	W
Connection Method	Single input for series connected modules					
Absolute Maximum Input Voltage (Voc at lowest temperature)	65	96		125		Vdc
MPPT Operating Range	12.5 – 65	12.5 – 80		12.5 – 105		Vdc
Maximum Short Circuit Current per Input (Isc)	14.1	11	11.75	11**	12.5***	Adc
Maximum Efficiency						%
Weighted Efficiency						%
Overvoltage Capacity						II
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREEDGE INVERTER)						
Maximum Output Current						Adc
Maximum Output Voltage						Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREEDGE INVERTER OR SOLAREEDGE INVERTER OFF)						
Safety Output Voltage per Power Optimizer						1 ± 0.1
STANDARD COMPLIANCE						
EMC						FCC Part 15 Class B, IEC61000-6-2, IEC61000-6-3
Safety						IEC62109-1 (class II safety)
RoHS						Yes
Fire Safety						VDE-AR-E2100-712:2013-05
INSTALLATION SPECIFICATIONS						
Compatible SolarEdge Inverters						Three Phase Inverter SE16K & larger
Maximum Allowed System Voltage						1000
Dimensions (W x L x H)	129 x 153 x 52 / 5.1 x 6 x 2	129 x 153 x 42.5 / 5.1 x 6 x 1.7		129 x 153 x 49.5 / 5.1 x 6 x 1.9		mm / in
Weight	1064 / 2.3	834 / 1.8		933 / 2.1		gr / lb
Input Connector						MC4 ⁽²⁾
Input Wire Length	0.16 / 0.52			0.16 / 0.52, 0.9 / 2.95 ⁽³⁾		m / ft
Output Connector						MC4
Output Wire Length	Portrait Orientation: 1.4 / 4.5	Portrait Orientation: 1.2 / 3.9	-		Portrait Orientation: 1.2 / 3.9	m / ft
	-	Landscape Orientation: 1.8 / 5.9		Landscape Orientation: 2.2 / 7.2		
Operating Temperature Range ⁽⁶⁾						-40 to +85 / -40 to +185
Protection Rating						IP68 / NEMA6P
Relative Humidity						0 – 100

* For P701 models manufactured after work week 06/2020, the rated DC input is 740W.

** For P730 models manufactured after work week 06/2020, the rated DC input is 760W and the maximum Isc per input is 11.75A.

*** For P801 models manufactured in work week 40/2020 or earlier, the maximum Isc per input is 11.75A.

(1) The rated power of the module at STC will not exceed the Power Optimizer "Rated Input DC Power". Modules with up to +5% power tolerance are allowed.

(2) For other connector types, please contact SolarEdge.

(3) Longer input wire lengths are available for use with split junction box modules. For 0.9m/2.95ft order P730-xxxLxxx.

(4) For ambient temperatures above +70°C / +158°F, power de-rating is applied. Refer to [Power Optimizers Temperature De-Rating Technical Note](#) for more details.

PV System Design Using a SolarEdge Inverter ⁽⁵⁾⁽⁶⁾⁽⁷⁾⁽⁸⁾		230/400V Grid SE16K, SE17 SE25K*, SE33.3K*		230/400V Grid SE27.6K*		230/400V Grid SE30K*		277/480V Grid SE33.3K*, SE40K*		
Compatible Power Optimizers		P605	P650, P701, P730, P801	P605	P650, P701, P730, P801	P605	P650, P701, P730, P801	P605	P650, P701, P730, P801	W
Minimum String Length	Power Optimizers	14	14	14	14	15	15	14	14	
	PV Modules	14	27	14	27	15	29	14	27	
Maximum String Length	Power Optimizers	30	30	30	30	30	30	30	30	
	PV Modules	30	60	30	60	30	60	30	60	
Maximum Continuous Power per String		11250		11625		12750		12750		W
Maximum Allowed Connected Power per String ⁽⁶⁾ (Permitted only when the difference in connected power between strings is 2,000W or less)		13500		13500		15000		15000		W
Parallel Strings of Different Lengths or Orientations		Yes								
Maximum Difference in Number of Power Optimizers Allowed Between the Shortest and Longest String Connected to the Same Inverter Unit		5 Power Optimizers								

* The same rules apply for Synergy units of equivalent power ratings that are part of the modular Synergy Technology Inverter.

(5) P650/P701/P730/P801 can be mixed in one string only with P650/P701/P730/P801. P605 cannot be mixed with any other Power Optimizer in the same string.

(6) For each string, a Power Optimizer may be connected to a single PV module if 1) each Power Optimizer is connected to a single PV module or 2) it is the only Power Optimizer connected to a single PV module in the string.

(7) For SE16K and above, the minimum STC DC connected power should be 11kW.

(8) To connect more STC power per string, design your project using [SolarEdge Designer](#).

/ Power Optimizer

P800p / P850 / P950 / P1100

Power Optimizer Module (Typical Module Compatibility)	P800p (for up to 2 x 96- cell 5" PV modules)	P850 (for up to 2 x high power or bi-facial modules)	P950 (for up to 2 x high power or bi- facial modules)	P1100 (for up to 2 x high power or bi-facial modules)	Unit
INPUT					
Rated Input DC Power ⁽¹⁾	800	850	950	1100	W
Connection Method	Dual input for independently connected	Single input for series connected modules			
Absolute Maximum Input Voltage (Voc at lowest temperature)	83	125			Vdc
MPPT Operating Range	12.5 – 83	12.5 – 105			Vdc
Maximum Short Circuit Current per Input (Isc)	7	14.1*	14.1		Adc
Maximum Efficiency	99.5				%
Weighted Efficiency	98.6				%
Overvoltage Capacity	II				
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREEDGE INVERTER)					
Maximum Output Current	18				Adc
Maximum Output Voltage	80				Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREEDGE INVERTER OR SOLAREEDGE INVERTER OFF)					
Safety Output Voltage per Power Optimizer	1 ± 0.1				Vdc
STANDARD COMPLIANCE					
EMC	FCC Part 15 Class B, IEC61000-6-2, IEC61000-6-3				
Safety	IEC62109-1 (class II safety)				
RoHS	Yes				
Fire Safety	VDE-AR-E2100-712:2013-05				
INSTALLATION SPECIFICATIONS					
Compatible SolarEdge Inverters	Three Phase Inverter SE16K & larger			Three Phase Inverter SE25K & larger	
Maximum Allowed System Voltage	1000				Vdc
Dimensions (W x L x H)	129 x 168 x 59 / 5.1 x 6.61 x 2.32	129 x 162 x 59 / 5.1 x 6.4 x 2.32			mm / in
Weight	1064 / 2.3				gr / lb
Input Connector	MC4 ⁽²⁾				
Input Wire Length	0.16 / 0.52	0.16 / 0.52, 0.9 / 2.95, 1.3 / 4.26, 1.6 / 5.24 ⁽³⁾	0.16 / 0.52, 1.3 / 4.26, 1.6 / 5.24 ⁽³⁾	0.16 / 0.52, 1.3 / 4.26 ⁽³⁾	m / ft
Output Connector	MC4				
Output Wire Length	Portrait Orientation: 1.2 / 3.9 Landscape Orientation: 1.8 / 5.9			2.4 / 7.8	m / ft
Operating Temperature Range ⁽⁴⁾	-40 to +85 / -40 to +185				°C / °F
Protection Rating	IP68 / NEMA6P				
Relative Humidity	0 – 100				%

* For P850/P950 models manufactured in work week 06/2020 or earlier, the maximum Isc per input is 12.5A. The manufacture code is indicated in the Power Optimizer's serial number.
Example: S/N SJ0620A-xxxxxxx (work week 06 in 2020)

- (1) The rated power of the module at STC will not exceed the Power Optimizer "Rated Input DC Power". Modules with up to +5% power tolerance are allowed.
- (2) For other connector types, please contact SolarEdge.
- (3) Longer input wire lengths are available for use with split junction box modules.
For 0.9m/2.95ft order P801/P850-xxxLxxx. For 1.3m/2.95ft order P850/P950/P1100 -xxx'xxx'. For 1.6m/5.24ft order P850/P950-xxx'Yxxx'.
- (4) For ambient temperatures above +70°C / +158°F, power de-rating is applied. Refer to [Power Optimizers Temperature De-Rating Technical Note](#) for more details.

PV System Design Using a SolarEdge Inverter ⁽⁵⁾⁽⁶⁾⁽⁷⁾⁽⁸⁾	230/400V Grid SE16K, SE17K	230/400V Grid SE25K*	230/400V Grid SE27.6K*	230/400V Grid SE30K*	230/400V Grid SE33.3K	277/480V Grid SE33.3K*, SE40K*
Compatible Power Optimizers	P800p, P850, P950	P800p, P850, P950, P1100	P800p, P850, P950, P1100	P800p, P850, P950, P1100	P800p, P850, P950, P1100	P800p, P850, P950, P1100
Minimum String Length	Power Optimizers	14	14	14	15	14
	PV Modules	27	27	27	29	27
Maximum String Length	Power Optimizers	30	30	30	30	30
	PV Modules	60	60	60	60	60
Maximum Continuous Power per String	13500	13500	13950	15300	13500	15300
Maximum Allowed Connected Power per String ⁽⁹⁾ (Permitted only when the difference in connected power between strings is 2,000W or less)	1 string – 15750	1 string – 15750	1 string – 16200	1 string – 17550	2 strings or less – 15750	2 strings or less – 17550
	2 strings or more – 18500	2 strings or more – 18500	2 strings or more – 18950	2 strings or more – 20300	3 strings or more – 18500	3 strings or more – 20300
Parallel Strings of Different Lengths or Orientations	Yes					
Maximum Difference in Number of Power Optimizers Allowed Between the Shortest and Longest String Connected to the Same Inverter Unit	5 Power Optimizers					

- * The same rules apply for Synergy units of equivalent power ratings that are part of the modular Synergy Technology Inverter.
- (5) P800p/P850/P950/P1100 can be mixed in one string only with P800p/P850/P950/P1100.
- (6) For each string, a Power Optimizer may be connected to a single PV module if 1) each Power Optimizer is connected to a single PV module or 2) it is the only Power Optimizer connected to a single PV module in the string.
- (7) For SE16K and above, the minimum STC DC connected power should be 11kW.
- (8) To connect more STC power per string, design your project using [SolarEdge Designer](#).

SolarEdge is a global leader in smart energy technology. By leveraging world-class engineering capabilities and with a relentless focus on innovation, SolarEdge creates smart energy solutions that power our lives and drive future progress.

SolarEdge developed an intelligent inverter solution that changed the way power is harvested and managed in photovoltaic (PV) systems. The SolarEdge DC optimized inverter maximizes power generation while lowering the cost of energy produced by the PV system.

Continuing to advance smart energy, SolarEdge addresses a broad range of energy market segments through its PV, storage, EV charging, UPS, and grid services solutions.

-  SolarEdge
-  @SolarEdgePV
-  @SolarEdgePV
-  SolarEdgePV
-  SolarEdge
-  www.solaredge.com/corporate/contact

solaredge.com

© SolarEdge Technologies, Ltd. All rights reserved. SOLAREEDGE, the SolarEdge logo, OPTIMIZED BY SOLAREEDGE are trademarks or registered trademarks of SolarEdge Technologies, Inc. All other trademarks mentioned herein are trademarks of their respective owners. Date: December 29, 2022 DS-000012-ENG Subject to change without notice.

Cautionary Note Regarding Market Data and Industry Forecasts: This brochure may contain market data and industry forecasts from certain third-party sources. This information is based on industry surveys and the preparer's expertise in the industry and there can be no assurance that any such market data is accurate or that any such industry forecasts will be achieved. Although we have not independently verified the accuracy of such market data and industry forecasts, we believe that the market data is reliable and that the industry forecasts are reasonable.



solaredge



APPENDIX E: Xendee Report

Results Report for

Deschutes County Fairgrounds - Conference Center

The logo for XENDEE, featuring a stylized 'X' with a circular element inside, followed by the word 'ENDEE' in a bold, sans-serif font.The logo for XENDEE, featuring a stylized 'X' with a circular element inside, followed by the word 'ENDEE' in a bold, sans-serif font.

Prepared by **Zach Snyder**

Created on **Thursday, July 27, 2023**

Table of Contents

Executive Summary	3
Overview of Results	4
Summary	5
Value Streams	5
Annualized Energy Costs	5
Costs and Savings Projection (Non-Discounted)	6
Financial Data	7
Microgrid Cost Breakdown	7
Xendee ROI	7
Debt Service Coverage Ratio	8
Detailed Cash Flow: Cost	9
Detailed Cash Flow: Savings	14
Utility Data	17
Monthly Demand	17
Monthly Energy Consumption	18
Monthly Utility Charge Breakdown	18
Utility Billing Period	19
Energy Balance and Technology Investments	20
Annual Electricity Balance	20
Utility Balance	20
Aggregated Demand	21
CO2 Emissions	21
Generation Technologies	21
Investments	22
Annual PV Electricity Balance	22
CAPEX Breakdown	22
Electricity Dispatch	23
Operation Summary	24
Monthly On-Site Generation	24

3.37%

Internal Rate of Return

XENDEE

Model Input

Deschutes County Fairgrounds - Conference Center
3800 SW Airport Wy, Redmond, OR 97756, USA

Objectives	
Minimize cost.	
Financing	
Interest Rate	0.00 %
Investment Tax Credit	Yes
MACRS	Yes
Energy Costs	
Energy Price	N/A
Avg. Natural Gas Cost	N/A
Avg. Diesel Fuel Cost	N/A
Reference LCOE	\$0.11 / kWh
Demand Charges	
Peak TOU Rate	N/A
Non-Coincident	N/A
Demand Characteristics	
Peak Demand	96 kW
Annual Consumption	415 MWh
Schedulable EV	N/A

Financial Indicators for Investment

-\$203,020 Project NPV (at year 12)	-\$69,720 Project NPV (at year 25)	16 Years Payback Period
---	--	-----------------------------------

Impact

\$600,440 Upfront Capital Cost	-10.5% Annual Cost Reductions	68.3% Emission Savings
--	---	----------------------------------



Project: Deschutes County Fairgrounds - Conference Center
Date: 7/25/2023
Address: 3800 SW Airport Wy, Redmond, OR 97756, USA
Equations: 163,997
Runtime: 27 seconds
Analysis: 191.5 kW - Final

	Total Annual Energy Costs (dollars in thousands)	Total Annual CO ₂ Emissions (metric tons)
Reference	\$47	239
Investment scenario (incl. annualized capital costs and electricity sales)	\$51.9	76
Total Savings (%) (incl. annualized capital costs and electricity sales)	-10.5 %	68.3 %

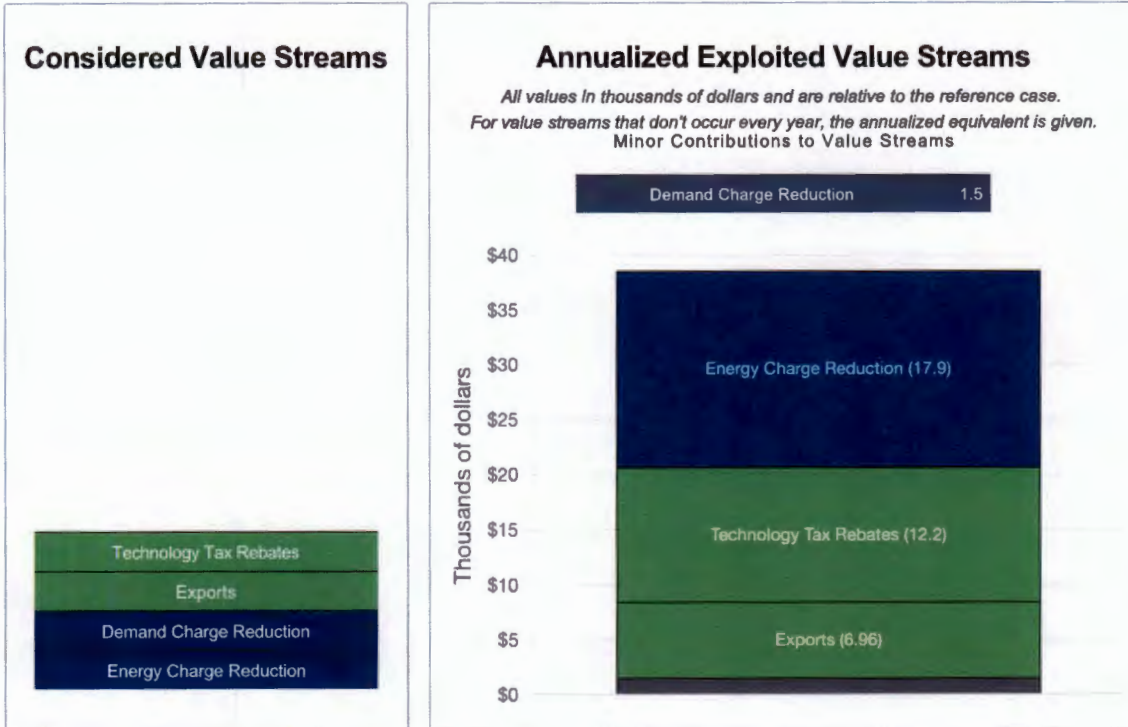
	Result	Value
Interest Rate		0.00 %
OPEX Savings (%)		54.3%
Generation-Based Levelized Cost of Electricity (\$ / kWh)		\$0.1031
Load-Served Levelized Cost of Electricity (\$ / kWh)		\$0.1252
Simple Project Break-Even Year		More than 20 years
Detailed Project Break-Even Year		17 years
Simple Project Payback Period		More than 20 years
Detailed Project Payback Period		17 years
Xendee Project Savings to Investment Ratio		1.06
NPV at End of Project (dollars in thousands)		\$-70
IRR at End of Project		3.4%

Type	Total New Capacity	Technology (New Capacity)
	192 kW	Solar PV (192 kW)

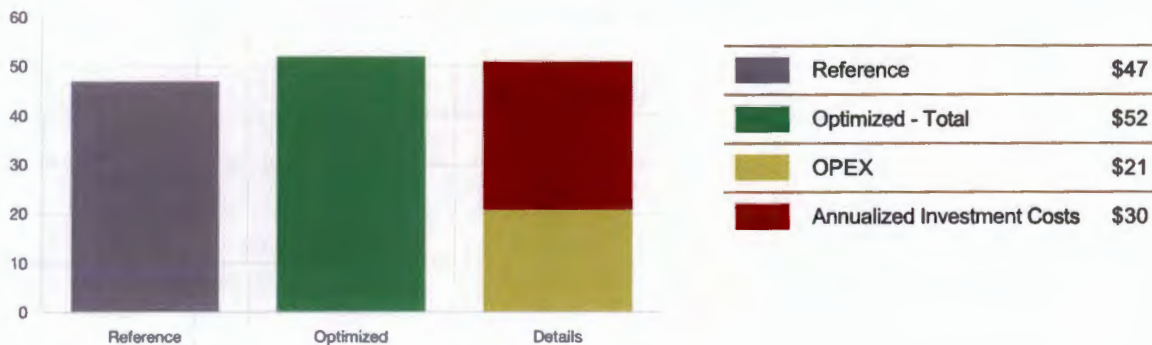
Summary

Provided in this section is an overview of projected annual costs and savings over a twenty-year period. Annualized Energy Costs summarizes the annualized operational and investment costs of the optimized microgrid, and the Costs and Savings Projection (Non-Discounted) presents costs as upfront investment capital, yearly operational expenses, and accumulated savings based on results from the year optimized.

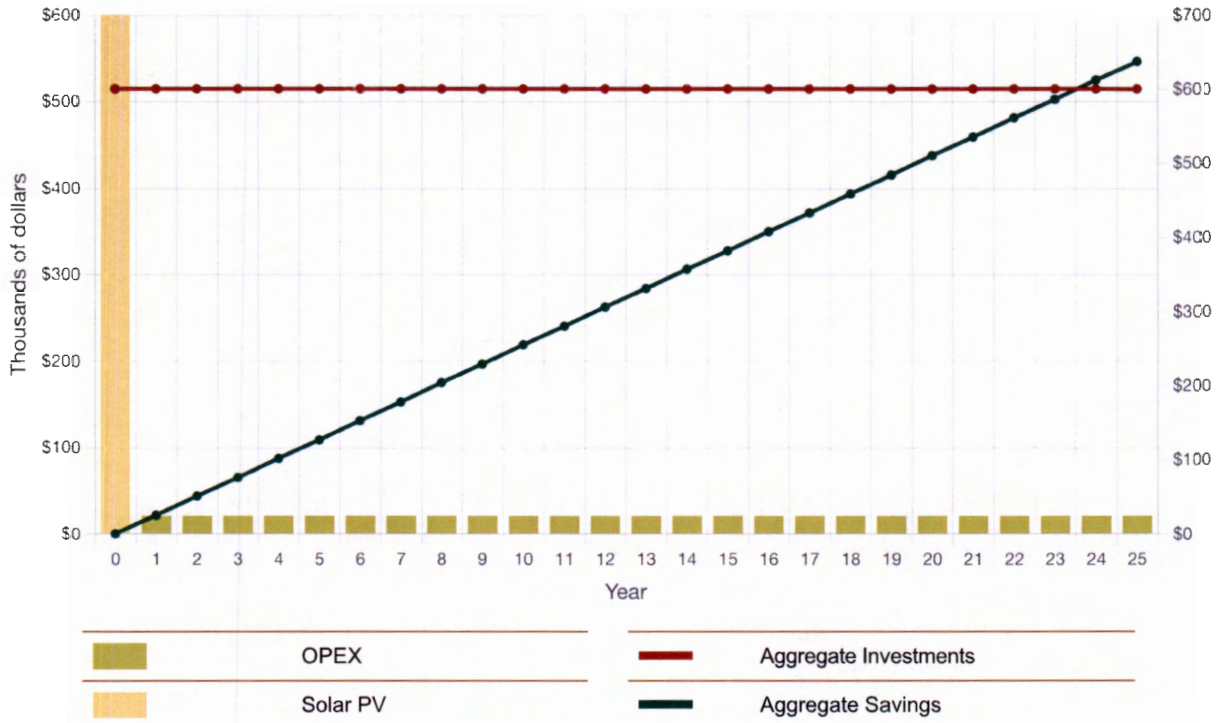
Value Streams



Annualized Energy Costs



Costs and Savings Projection (Non-Discounted)

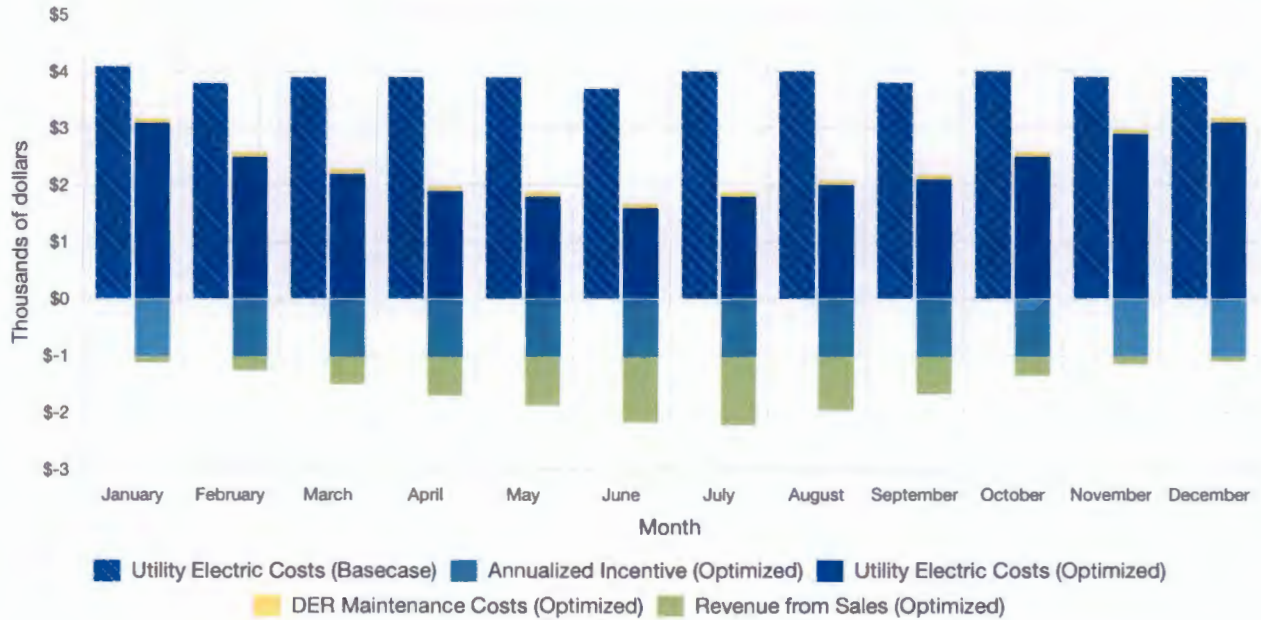


This is a non-discounted projection of the project costs and savings that assumes no changes in operation over time. Use the multi-year optimization feature to examine changes in investment and savings over time.

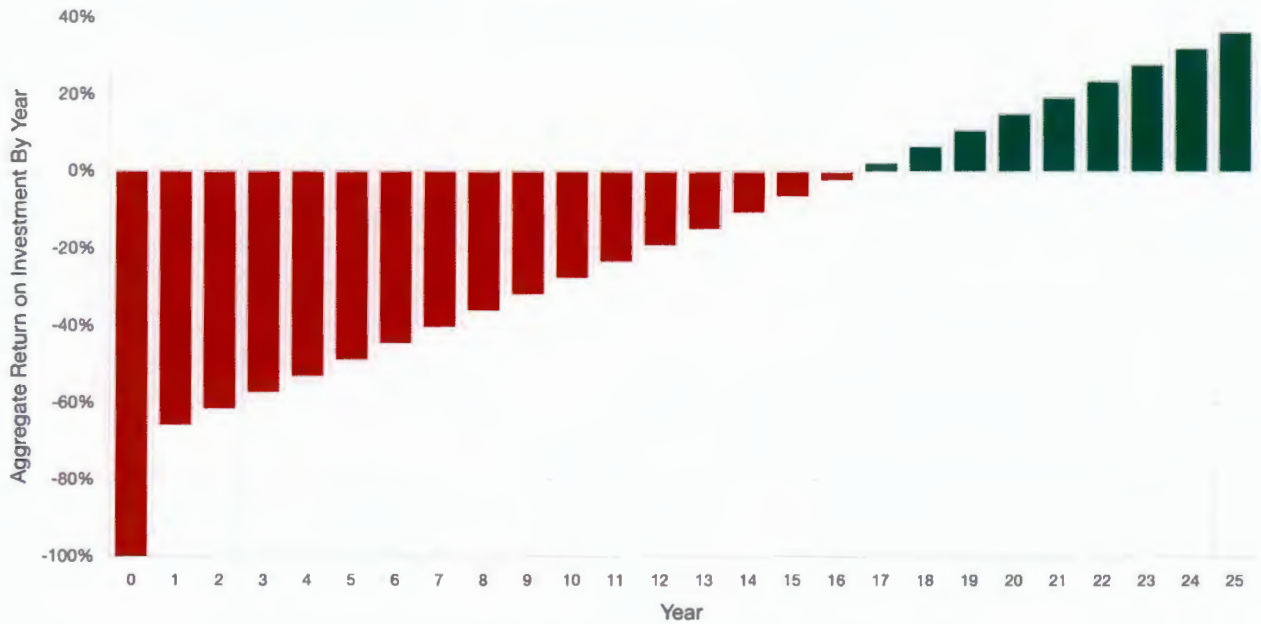
Financial Data

Primary financial indicators are provided in this section to facilitate assessing project returns. Return on investment (ROI), Net Present Value (NPV), and Internal Rate of Return (IRR) are calculated and graphed for each year leading out to twenty years from project implementation, providing insight on returns at different timelines. Also included is a detailed cash flow table.

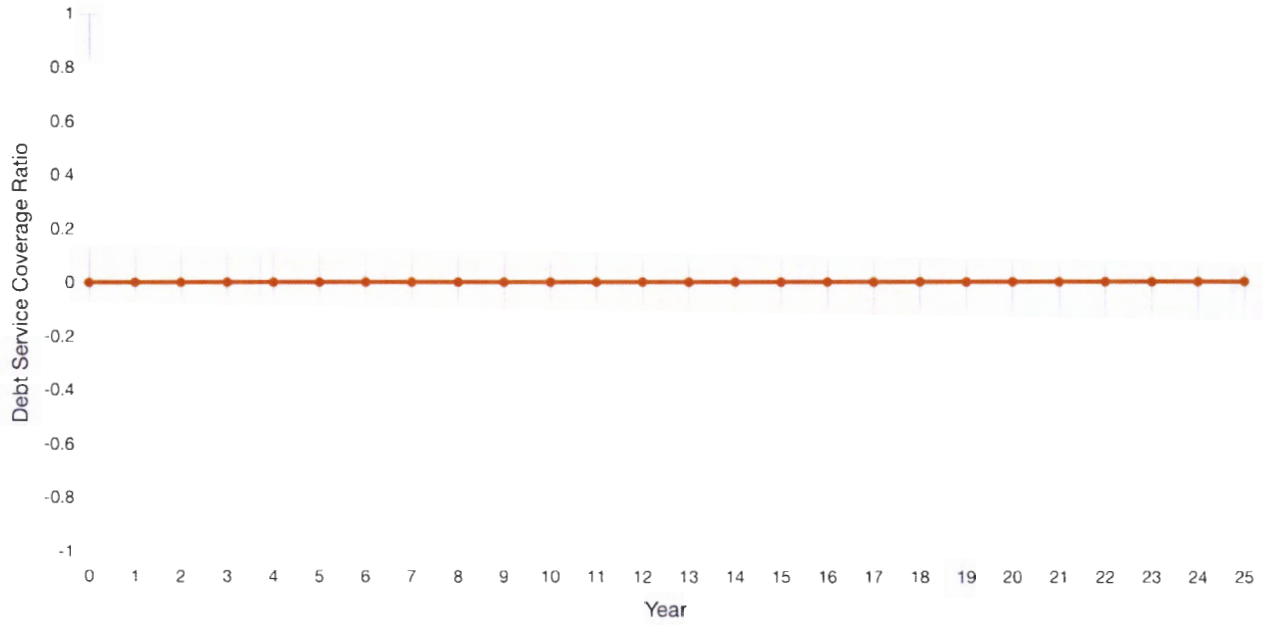
Microgrid Cost Breakdown



Xendee ROI



Debt Service Coverage Ratio



Detailed Cash Flow: Cost

(thousands of dollars)

The cost cashflow table below displays the **costs to run the system**, not relative to any reference. The lines shown are the costs that the solution is subject to. A positive value is a revenue while a negative is a cost. The sum of the individual cost terms is used to calculate the system **net present costs**.

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Electricity Sales	0	7	7	7	7	7
Utility Demand Charges	0	-7	-7	-7	-7	-7
Utility Energy Charges	0	-19	-19	-19	-19	-19
Utility Contract Costs	0	-2	-2	-2	-2	-2
DER Maintenance Costs	0	-1	-1	-1	-1	-1
Total OPEX Costs	0	-21	-21	-21	-21	-21
CAPEX for Solar PV	-600	0	0	0	0	0
Total CAPEX costs	-600	0	0	0	0	0
Federal ITC Credit	0	180	0	0	0	0
Total Incentives	0	180	0	0	0	0
Net Annual Cost (Non-discounted)	-600	159	-21	-21	-21	-21
Net Annual Cost (Discounted)	-600	151	-19	-19	-18	-17
Net Present Cost	-600	-449	-469	-487	-505	-522
Cumulative Cost (Non-discounted)	-600	-442	-463	-485	-506	-528
Cumulative Cost (Discounted)	-600	-421	-420	-419	-416	-413

	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Electricity Sales	7	7	7	7	7	7
Utility Demand Charges	-7	-7	-7	-7	-7	-7
Utility Energy Charges	-19	-19	-19	-19	-19	-19
Utility Contract Costs	-2	-2	-2	-2	-2	-2
DER Maintenance Costs	-1	-1	-1	-1	-1	-1
Total OPEX Costs	-21	-21	-21	-21	-21	-21
CAPEX for Solar PV	0	0	0	0	0	0
Total CAPEX costs	0	0	0	0	0	0
Federal ITC Credit	0	0	0	0	0	0
Total Incentives	0	0	0	0	0	0
Net Annual Cost (Non-discounted)	-21	-21	-21	-21	-21	-21
Net Annual Cost (Discounted)	-16	-15	-15	-14	-13	-13
Net Present Cost	-538	-553	-568	-582	-595	-607
Cumulative Cost (Non-discounted)	-549	-571	-592	-614	-635	-657
Cumulative Cost (Discounted)	-410	-406	-401	-396	-390	-384

	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
Electricity Sales	7	7	7	7	7	7
Utility Demand Charges	-7	-7	-7	-7	-7	-7
Utility Energy Charges	-19	-19	-19	-19	-19	-19
Utility Contract Costs	-2	-2	-2	-2	-2	-2
DER Maintenance Costs	-1	-1	-1	-1	-1	-1
Total OPEX Costs	-21	-21	-21	-21	-21	-21
CAPEX for Solar PV	0	0	0	0	0	0
Total CAPEX costs	0	0	0	0	0	0
Federal ITC Credit	0	0	0	0	0	0
Total Incentives	0	0	0	0	0	0
Net Annual Cost (Non-discounted)	-21	-21	-21	-21	-21	-21
Net Annual Cost (Discounted)	-12	-11	-11	-10	-10	-9
Net Present Cost	-619	-631	-642	-652	-662	-671
Cumulative Cost (Non-discounted)	-678	-700	-721	-743	-764	-786
Cumulative Cost (Discounted)	-378	-371	-364	-357	-350	-343

	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23
Electricity Sales	7	7	7	7	7	7
Utility Demand Charges	-7	-7	-7	-7	-7	-7
Utility Energy Charges	-19	-19	-19	-19	-19	-19
Utility Contract Costs	-2	-2	-2	-2	-2	-2
DER Maintenance Costs	-1	-1	-1	-1	-1	-1
Total OPEX Costs	-21	-21	-21	-21	-21	-21
CAPEX for Solar PV	0	0	0	0	0	0
Total CAPEX costs	0	0	0	0	0	0
Federal ITC Credit	0	0	0	0	0	0
Total Incentives	0	0	0	0	0	0
Net Annual Cost (Non-discounted)	-21	-21	-21	-21	-21	-21
Net Annual Cost (Discounted)	-9	-9	-8	-8	-7	-7
Net Present Cost	-680	-628	-581	-544	-512	-478
Cumulative Cost (Non-discounted)	-807	-828	-849	-870	-891	-912
Cumulative Cost (Discounted)	-335	-328	-320	-313	-305	-298

	Year 24	Year 25
Electricity Sales	7	7
Utility Demand Charges	-7	-7
Utility Energy Charges	-19	-19
Utility Contract Costs	-2	-2
DER Maintenance Costs	-1	-1
Total OPEX Costs	-21	-21
CAPEX for Solar PV	0	0
Total CAPEX costs	0	0
Federal ITC Credit	0	0
Total Incentives	0	0
Net Annual Cost (Non-discounted)	-21	-21
Net Annual Cost (Discounted)	-7	-6
Net Present Cost	-735	-732
Cumulative Cost (Non-discounted)	-836	-857
Cumulative Cost (Discounted)	-290	-283

Detailed Cash Flow: Savings

(thousands of dollars)

The Savings cashflow table below displays the **savings the system produces relative to the reference**. The lines shown are the savings that the solution creates. A positive value is a savings while a negative is a loss. The sum of the individual savings terms is used to calculate the system **net present value** of the system.

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Revenue Increase: Electricity Sales	0	7	7	7	7	7
Savings: Utility Demand Charges	0	2	2	2	2	2
Savings: Utility Energy Charges	0	18	18	18	18	18
Savings: DER Maintenance Costs	0	-1	-1	-1	-1	-1
Total OPEX Savings	0	26	26	26	26	26
CAPEX difference for Solar PV	-600	0	0	0	0	0
Total CAPEX Difference	-600	0	0	0	0	0
Federal ITC Credit	0	180	0	0	0	0
Total Incentives Difference	0	180	0	0	0	0
Net Annual Cash Flow (Non-discounted)	-600	206	26	26	26	26
Net Annual Cash Flow (Discounted)	-600	196	23	22	21	20
Net Present Value	-600	-405	-382	-359	-339	-319
Cumulative Cash Flow (Non-discounted)	0	-395	-369	-344	-318	-293
Cumulative Cash Flow (Discounted)	0	-376	-335	-297	-262	-229

	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Revenue Increase: Electricity Sales	7	7	7	7	7	7
Savings: Utility Demand Charges	2	2	2	2	2	2
Savings: Utility Energy Charges	18	18	18	18	18	18
Savings: DER Maintenance Costs	-1	-1	-1	-1	-1	-1
Total OPEX Savings	26	26	26	26	26	26
CAPEX difference for Solar PV	0	0	0	0	0	0
Total CAPEX Difference	0	0	0	0	0	0
Federal ITC Credit	0	0	0	0	0	0
Total Incentives Difference	0	0	0	0	0	0
Net Annual Cash Flow (Non-discounted)	26	26	26	26	26	26
Net Annual Cash Flow (Discounted)	19	18	17	16	16	15
Net Present Value	-300	-281	-264	-248	-232	-217
Cumulative Cash Flow (Non-discounted)	-267	-242	-216	-191	-165	-140
Cumulative Cash Flow (Discounted)	-200	-172	-146	-123	-102	-82

	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
Revenue Increase: Electricity Sales	7	7	7	7	7	7
Savings: Utility Demand Charges	2	2	2	2	2	2
Savings: Utility Energy Charges	18	18	18	18	18	18
Savings: DER Maintenance Costs	-1	-1	-1	-1	-1	-1
Total OPEX Savings	26	26	26	26	26	26
CAPEX difference for Solar PV	0	0	0	0	0	0
Total CAPEX Difference	0	0	0	0	0	0
Federal ITC Credit	0	0	0	0	0	0
Total Incentives Difference	0	0	0	0	0	0
Net Annual Cash Flow (Non-discounted)	26	26	26	26	26	26
Net Annual Cash Flow (Discounted)	14	14	13	12	12	11
Net Present Value	-203	-190	-177	-164	-153	-142
Cumulative Cash Flow (Non-discounted)	-115	-89	-64	-38	-13	13
Cumulative Cash Flow (Discounted)	-64	-47	-32	-18	-6	6

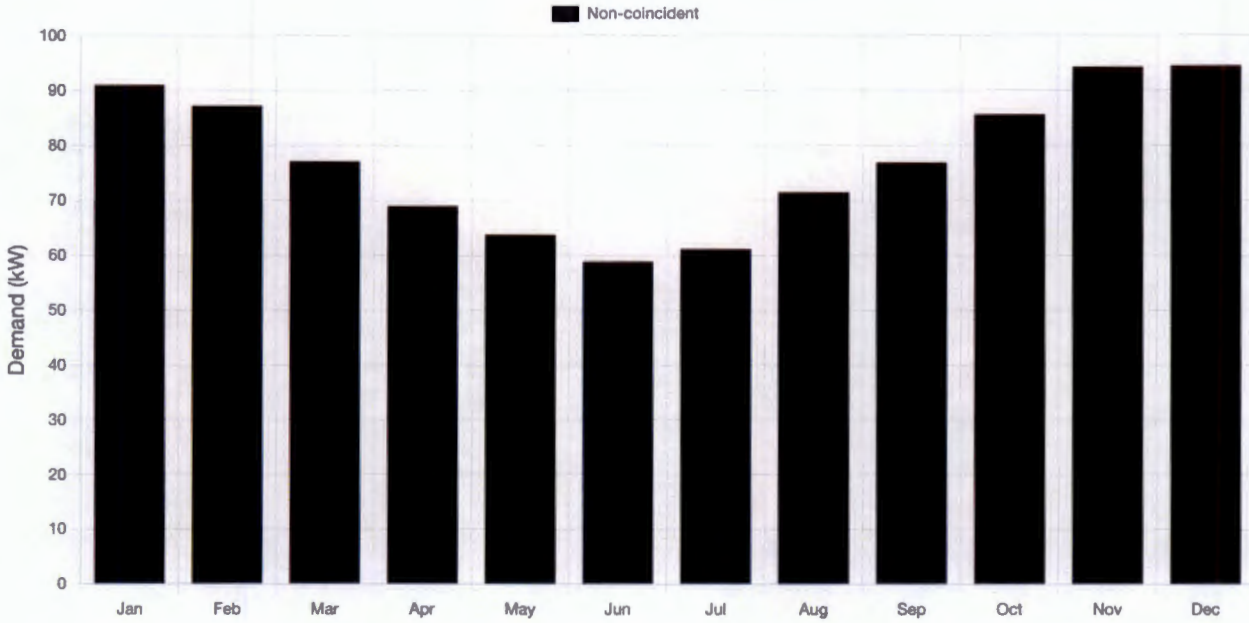
	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23
Revenue Increase: Electricity Sales	7	7	7	7	7	7
Savings: Utility Demand Charges	2	2	2	2	2	2
Savings: Utility Energy Charges	18	18	18	18	18	18
Savings: DER Maintenance Costs	-1	-1	-1	-1	-1	-1
Total OPEX Savings	26	26	26	26	26	26
CAPEX difference for Solar PV	0	0	0	0	0	0
Total CAPEX Difference	0	0	0	0	0	0
Federal ITC Credit	0	0	0	0	0	0
Total Incentives Difference	0	0	0	0	0	0
Net Annual Cash Flow (Non-discounted)	26	26	26	26	26	26
Net Annual Cash Flow (Discounted)	11	10	10	9	9	8
Net Present Value	-131	-121	-111	-102	-93	-85
Cumulative Cash Flow (Non-discounted)	38	64	89	115	140	166
Cumulative Cash Flow (Discounted)	16	25	34	41	48	54

	Year 24	Year 25
Revenue Increase: Electricity Sales	7	7
Savings: Utility Demand Charges	2	2
Savings: Utility Energy Charges	18	18
Savings: DER Maintenance Costs	-1	-1
Total OPEX Savings	26	26
CAPEX difference for Solar PV	0	0
Total CAPEX Difference	0	0
Federal ITC Credit	0	0
Total Incentives Difference	0	0
Net Annual Cash Flow (Non-discounted)	26	26
Net Annual Cash Flow (Discounted)	8	8
Net Present Value	-77	-70
Cumulative Cash Flow (Non-discounted)	191	217
Cumulative Cash Flow (Discounted)	59	64

Utility Data

This section provides a summary of electricity and fuel utility purchases. Monthly breakdowns of energy consumption [kWh], demand by time-of-use period [kW], and total charges [k\$] are included.

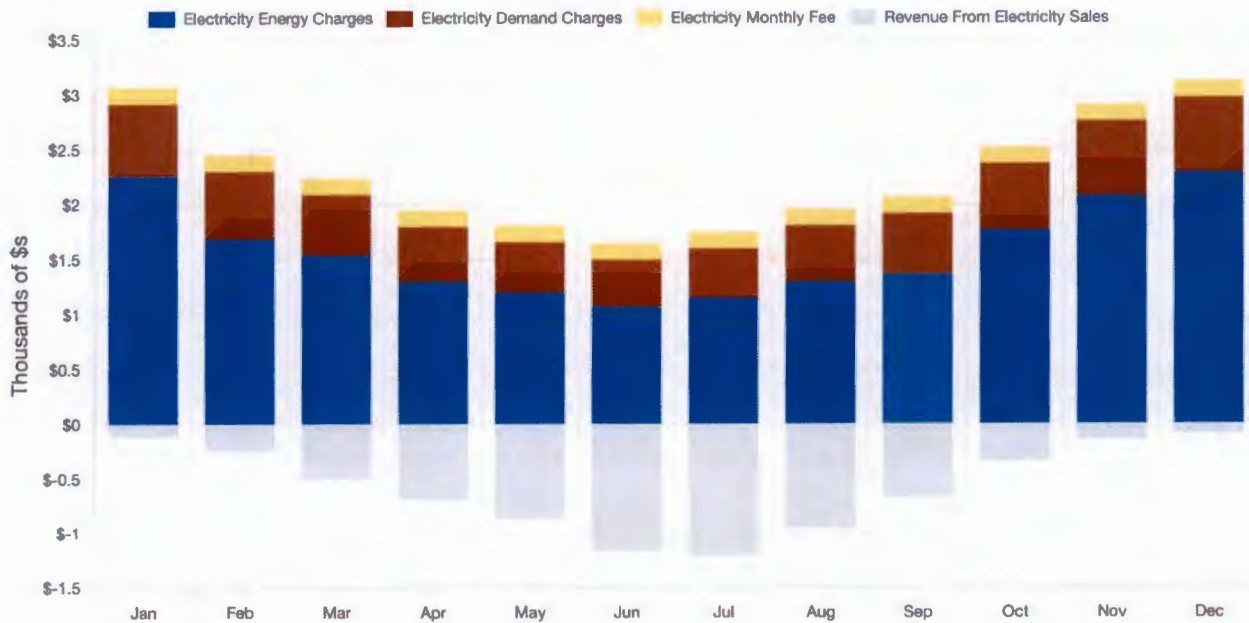
Monthly Demand (kW)



Monthly Energy Consumption (kWh)



Monthly Utility Charge Breakdown



Utility Billing Period

Billing for Annual

Annual Summary of Charges

Electricity Energy Charges [\$]	12,056.77
Electricity Demand Charges [\$]	6,671.20
Electricity Monthly Fee [\$]	1,836.52
Total [\$]	20,564.49
Reference [\$]	46,967.05
Savings [\$]	26,402.56

Annual Fuel Charges

Fuel Category	Consumption [kWh]	Rate [\$/kWh]	Fuel Charge [\$]
Fuel Subtotal [\$]			0.00
Reference [\$]			0.00
Savings [\$]			0.00

Annual Electricity Charges

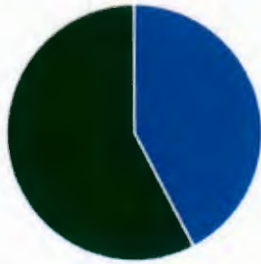
Tariff	Energy Category	Consumption [kWh]	Rate [\$/kWh]	Energy Charge [\$]
28	PTOU1 - tier1	213,295.54	-	19,015.30
28	Exports	88,790.75	-	-6,958.53
Energy Subtotal [\$]				12,056.77
Reference [\$]				36,963.18
Savings [\$]				24,906.41

Tariff	Demand Category	Demand [kW]	Rate [\$/kW]	Demand Charge [\$]
28	noncoincident - tier1	50.00	-	4,500.00
28	noncoincident - tier2	44.48	-	895.17
28	noncoincident - tier3	0.00	-	0.00
28	noncoincident - tier4	37.24	-	1,276.03
Demand Subtotal [\$]				6,671.20
Reference [\$]				8,167.35
Savings [\$]				1,496.15

Energy Balance and Technology Investments

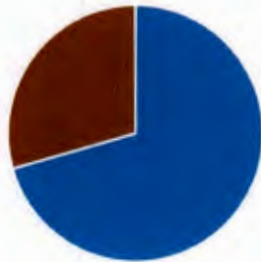
This section provides data on system energy demand and portfolio technologies. Included are details on total annual demand for each end-use modeled, share of demand met by utility purchases and on-site DER assets, total capacities of existing and new DER assets, and upfront investment costs.

Annual Electricity Balance (kWh)



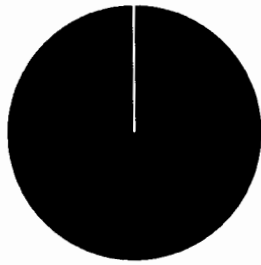
Total annual electricity purchase (kWh)	213,296
Total annual on-site generation from renewables (kWh)	290,113
Total	503,409

Utility Balance (kWh)



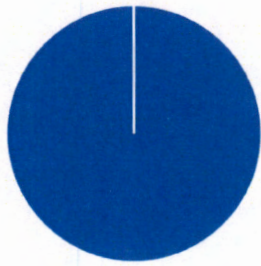
Total annual electricity purchase (kWh)	213,296
Total annual electricity exports (kWh)	88,791

Aggregated Demand (kWh)



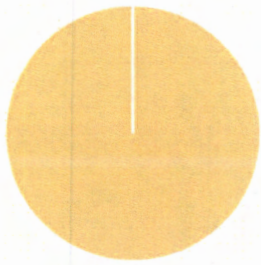
Electricity-Only Demand	414,010
-------------------------	---------

CO₂ Emissions (metric tons)



Electricity	126
Total	126

Generation Technologies (kWh)

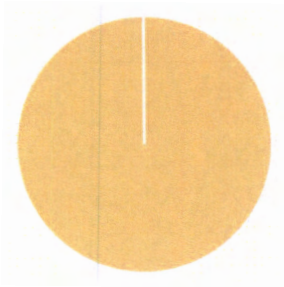


New Solar PV (kWdc)	192
Total	192

Tech	Used / Available Space (ft ²)	%
Solar PV	10,849 / 50,214	21.60%

Tech	Capacity Factor
Solar PV	17.29%

Investments



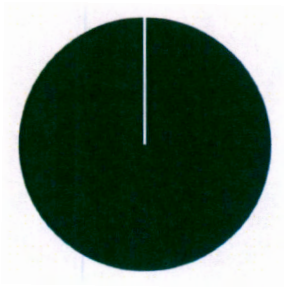
■ New Solar PV	\$600,438
Total	\$600,438

Annual PV Electricity Balance (kWh)



■ Electricity Consumed On-site	201,322
Electricity Exported	26,791
Total	230,113

CAPEX Breakdown (\$)

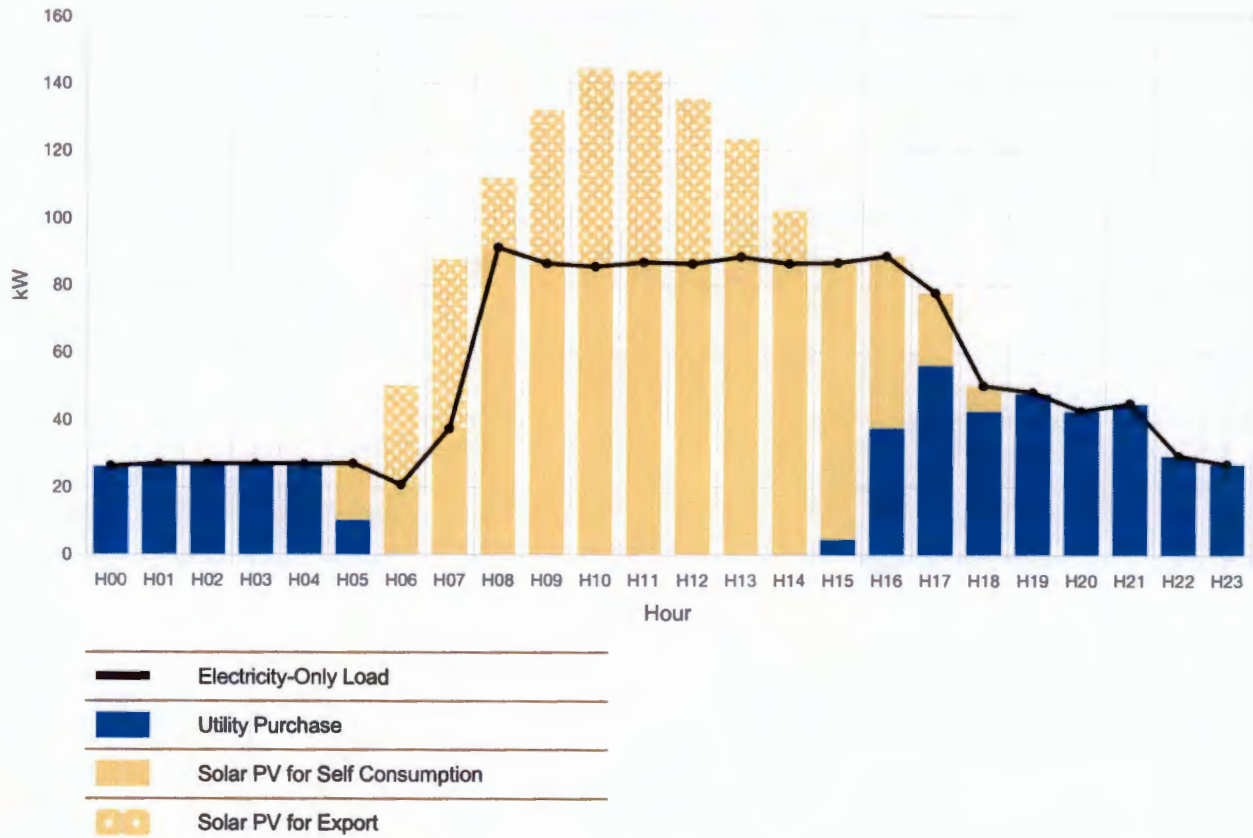


■ Total Paid Upfront	\$600,438
Total	\$600,438

Electricity Dispatch

The following dispatch curves show the optimal system operation to meet all electricity loads on a selection of modeled days. Electricity dispatch shows both the electricity-only loads and any electricity used to operate cooling and/or refrigeration technologies. System operation includes on-site generation and storage dispatch, utility purchases, and load management strategies.

Electricity Dispatch for July, Week



* Axes NOT Scaled on Dispatch Graph By Data Across All Months / Day Types

Operation Summary

This section provides a summary of generator operation and monthly on-site generation.

Monthly On-Site Generation (kWh)





APPENDIX F: RFP System Description & Needs

Solar PV System Minimum Equipment and Construction Requirements

General

1. Provide and install a rooftop Photovoltaic (PV) energy generation system for Deschutes County (Buyer) at the *Deschutes County Fairgrounds Conference Center*, located at *3800 SW Airport Way, Redmond, OR 97756*.
2. All power generation and transmission equipment must be UL listed for its designed use.
3. Construction must comply with current adopted 2021 Oregon Electrical Specialty Code and 2022 Oregon Structural Specialty Code, which encompasses:
 - a. 2021 International Building Code (IBC) and International Existing Building Code (IEBC)
 - b. 2020 National Electric Code (NEC)
 - c. All other relevant state and national codes
4. There must be a minimum 10-year warranty for all materials and workmanship.
5. System integrator is responsible for conducting all required building, utility, and rebate inspections; system integrator must complete all construction and documentation in a manner necessary to pass such inspections, and the work must be conducted in accordance with industry standard best practices.
6. System integrator must possess a current state electrical or limited renewable energy contractor license from the Oregon Construction Contractors Board to perform the work being proposed.
7. This work is anticipated to begin _____ and be completed by _____

Solar PV Modules

1. System modules shall be UL61730 listed and CEC-listed.
2. System modules must have a 10-year warranty on a minimum of 90% nameplate energy production and 25-year warranty on a minimum of 80% nameplate energy production.
3. All warranties must be documented in advance and be fully transferable to Buyer.
4. The PV system should provide up to 200 kWDC using below specified module equipment (or approved equivalent):
 - a. BNEF Tier 1 and UL Listed
 - b. Minimum efficiency: 20%
 - c. Minimum wattage: 450WDC STC
5. In order to allow flexibly increasing the contracted PV system size during design phase, bidders should include a dollar-per-Watt (\$/W) add-on price for additional installed generation capacity beyond their proposed system size; this add-on price should take into consideration site conditions, available space, electrical compatibility of equipment, and other pertinent factors.

Racking

1. Racking components shall be UL2703 listed and electrically and structurally compatible with the selected PV system modules and the roofing material to which they will attach or rest upon.
2. Racking components shall be produced by one of the following specified manufacturers, or an approved alternative:
 - a. Unirac
 - b. IronRidge

Inverter

3. Inverters shall be UL1741 and CEC-listed with an efficiency of 95% or higher
4. Inverters must carry a minimum 10-year warranty.
5. All warranties must be documented in advance, and be fully transferable to Buyer.
6. Inverters must be from one of the following specified manufacturers, or approved equivalent:
 - a. SolarEdge
 - b. Solectria
 - c. Chint Power Systems

Balance of System Equipment

1. The PV system shall include, at a minimum, one fused DC disconnect and one fused AC disconnect for safety and maintenance concerns.
2. String combiner boxes must include properly-sized fusing, and all metal equipment and components must be bonded and grounded as required by 2021 Oregon Electrical Specialty Code.
3. All system wiring and conduit must comply with applicable local code and NEC stipulations.
4. Wall penetrations must be sealed in compliance with NEC and National Fire Protection Association (NFPA) regulations.
5. All wiring materials and methods must adhere to industry-standard best practices.
6. Material requirements:
 - a. Fasteners and hardware throughout the system shall be stainless steel or material of equivalent corrosion resistance.
 - b. Racking components shall be anodized aluminum, hot-dipped galvanized steel, or material of equivalent corrosion resistance.
 - c. Unprotected steel not to be used in any components.

Interconnection

1. System interconnection must comply with 2021 Oregon Electrical Specialty Code and Utility regulations and must be approved by the local Utility and the Authority Having Jurisdiction (AHJ)'s Building Department before any PV system construction is begun.
2. The interconnection point shall be a supply-side connection, unless the System Integrator is able to demonstrate AHJ approval of a load-side connection.
3. Supply-side connection(s) shall be made between the CT meter and main switchgear overcurrent protection device.
4. All placards required by Buyer, the AHJ, the Utility, and/or state solar initiative program must be provided and installed according to Buyer and 2021 Oregon Electrical Specialty Code guidelines.

Monitoring and Reporting Systems

1. System must include real-time PV production monitoring provided to Buyer at no additional annual subscription cost.
2. Proposals must include internet hosting of monitoring with online access for Buyer personnel and touchscreen kiosk or video monitor for public display of data; furnishing and installation of kiosk or display equipment is Buyer's responsibility, and shall not be included in proposals.
3. System integrator must work with the Buyer to determine the best location and technique for monitoring communications interconnection.

4. System integrator will be responsible for providing all required monitoring communications and power wiring and conduit, with Buyer guidance on approved locations.

System Design and Permitting

1. For each site, within 90 days of contract being signed, Respondent shall create a construction plan set which includes at a minimum:
 - a. Site overview
 - b. Detailed array layout with stringing configuration
 - c. Mounting and racking details
 - d. Details of electrical conduit routing and location of electrical enclosures; conduit support details; and enclosure mounting details
 - e. Electrical single-line diagram
 - f. Monitoring plan
 - g. Construction project plan with timeline
2. All proposed system designs and construction techniques must be approved by the AHJ.
3. A building permit is required for each system and must be obtained through normal permitting processes by Respondent.
4. Respondent shall obtain structural PE stamp verifying the integrity of the existing facility to handle additional weight load of proposed PV system.
5. Respondent shall obtain electrical PE stamp verifying the integrity and code compliance of proposed PV system and interconnection with facility.
6. Roof-mounted array layouts shall be designed to provide adequate setback distances between the array boundary and the roof edge, as required by 2021 Oregon Electrical Specialty Code and the AHJ; system layout must allow convenient access to existing roof HVAC equipment and vents.
7. Final array layouts shall be designed to avoid shading from 9am to 3pm annually. If this shading requirement cannot be strictly met, Respondent shall specify the predicted solar availability (TSRF) and performance losses. TSRF at all locations of the array must exceed 80%.
8. Wire loss in DC circuits to be < 1.5%.
9. Wire loss in AC circuits to be < 1.5%.

Construction

1. Integrator shall prepare, maintain, and abide by a Site Safety Plan to include, at a minimum, all applicable Occupational Safety and Health Administration (OSHA) workplace safety and Personal Protective Equipment (PPE) requirements.
2. Construction work shall be designed to minimize impact to facility operations. Integrator shall develop a construction plan for site access, staging, and equipment storage and obtain approval from the Buyer prior to beginning construction.
3. All asphalt, concrete, landscaping, and other areas that are disturbed during construction shall be remediated and returned to original condition, or equivalent condition as approved by the Buyer.
4. After completion of work, site shall be left clean and free of any dirt or debris that may have accumulated during construction. All construction equipment, spoils, and other construction byproducts shall be removed from the site.
5. All electrical enclosures and equipment shall be installed to be readily accessible to qualified personnel only.

6. All visible conduits and electrical equipment shall be painted or aesthetically dressed per Buyer specifications, as allowable by equipment manufacturer guidelines.
7. Location of existing underground utilities must be marked by USA/Dig Alert or equivalent private service prior to any underground work.

Documentation and Process Control

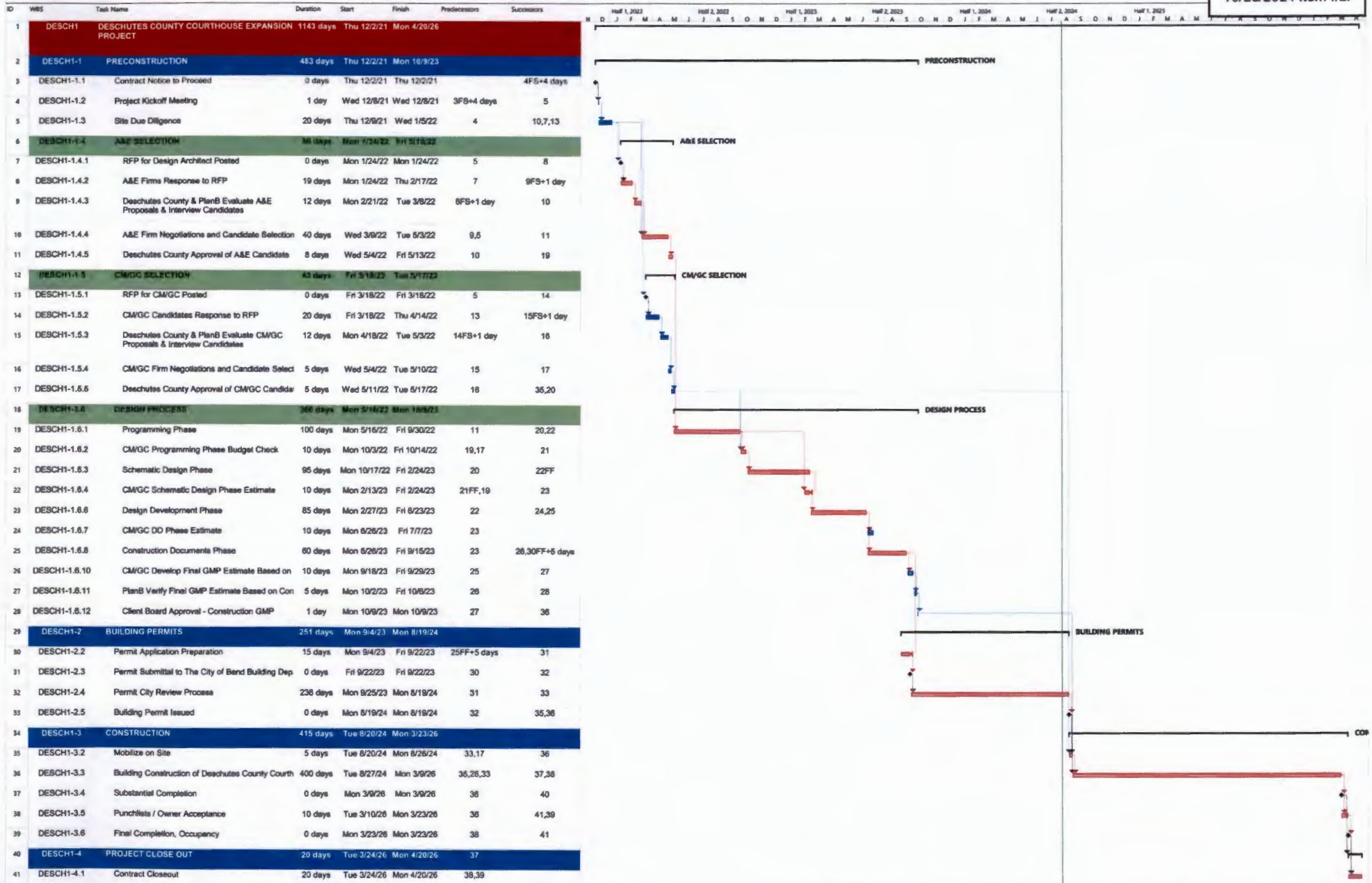
In addition to construction requirements listed above, system integrator will be required to:

1. Apply for and receive interconnection approval from the local Utility for proposed PV systems.
2. Obtain Solar rebates and/or Renewable Energy Credits (if applicable).
3. Provide Operations & Maintenance training to Buyer staff and prepare press releases and a ribbon-cutting ceremony at Buyer request.
4. Provide an add-on for 20 years of system maintenance (at Buyer's sole discretion, priced separately), with annual reports of system performance and consistent oversight of system monitoring.
 - a. Respondent shall be required to respond to system downtime within 48 hours of first occurrence of incidence. If corrective action is not immediately feasible, Respondent shall notify Buyer of action plan and timeline for execution.
 - b. Respondent shall be required to respond to warranty related issues not affecting production within 5 days of notification.
5. Provide As-Built drawings of PV system, which must include finalized module layout and stringing chart.

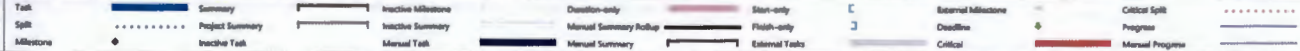
EXHIBIT B
DESCHUTES COUNTY FACILITIES

11/04/2024 Item #1.

10/28/2024 Item #2.



Project: DCH - Prelim Schedule
Date: Tue 8/5/24



PRELIMINARY PROJECT SCHEDULE
Deschutes County Courthouse Expansion Project
Page 1 of 1

CUMMING
GRO



EXHIBIT C: SIGNATURE SHEET

Exhibit C

SIGNATURE SHEET

The undersigned hereby proposes to furnish, within the time specified, the several items and/or services hereinbefore listed, to be delivered in accordance with the foregoing specifications hereto attached.

SIGNATURE FOR INDIVIDUAL (signed by individual)

Address _____ X _____

City/State _____

Zip _____ Tel _____ FAX _____

Email _____

SIGNATURE FOR PARTNERSHIP (signature of one partner required)

Name of Partners: (please print)

Name of Partnership:

_____ Address _____

_____ City/State/Zip _____

_____ Tel _____ FAX _____

X _____ Email _____

SIGNATURE FOR CORPORATION (as indicated)

Address _____

(Corporate Name)

City/State/Zip _____

Tel _____ FAX _____ X _____

(Signature of Officer or Agent)

(Typed or Printed NAME and TITLE of Officer or Agent)

Are you a resident as defined in ORS 279A.120? _____ Yes _____ No

"Resident bidder" means a bidder that has paid unemployment taxes or income taxes in this state during the 12 calendar months immediately preceding submission of the bid, has a business address in this state and has stated in the bid whether the bidder is a "resident bidder" pursuant to this subsection.

RECEIPT ACKNOWLEDGED OF ADDENDA: #1 _____ #2 _____ #3 _____ #4 _____

DESCHUTES COUNTY FAIRGROUNDS

SOLAR PV & RELATED SERVICES RFP

EXHIBIT D: BILLING RATES/FEE SCHEDULE

HOURLY RATES			
<i>Name</i>	<i>Role</i>	<i>Rate / HR</i>	<i>Overtime</i>
Vendor Team			
	Account/Project Manager		

EXHIBIT E

DESCHUTES COUNTY FAIRGROUNDS SOLAR PV PROJECT PROPOSAL SCORE CARD - RFP FOR SOLAR PV & RELATED SERVICES

COMPANY NAME:

Refer to pages 3 through 7 of the RFP, "Section C: Required Solar PV Services", "Section D: Submission Requirements," and "Section E: Evaluation Criteria"

SCORING - by _____

EVALUATION CRITERIA	POINTS
Cover Letter <ul style="list-style-type: none"> a. Proposer’s name, address, telephone number, email, & website b. Point of Contact with phone number and email 	(Pass/Fail)
Proposed Responder’s Project Team <ul style="list-style-type: none"> a. Team members’ name(s) b. Relevant credentials c. Role/responsibility on the project d. Summary of team members’ experience that is directly relevant to the Fairgrounds Solar Project. 	(Max Points 20)
Responder’s Approach to Provide Solar PV & Related Services <ul style="list-style-type: none"> a. Plan to achieve the scope of work objectives <ul style="list-style-type: none"> 1) Stakeholder & design team engagement 2) Solar design selection process recommendations. b. Proposed contract terms. (Details on contract requirements are included in "Section F: Insurance & Contracting" of the RFP) 	(Max Points 20)
Responder’s Customer Service <ul style="list-style-type: none"> a. Plan to resolve manufacturer errors and damaged product. b. Delivery/Installation management plan c. Training and Maintenance program 	(Max Points 20)

EVALUATION CRITERIA	POINTS
Responder's Related Project Experience a. Project Profiles: Provide experience in the successful completion of similar projects in scope, size, and focus that best illustrate the Responder's experience & abilities.	(Max Points 15)
Responder's References a. Three (3) Owners / Two (2) Owners & one (1) Consultant	(Max Points 10)
Responder's Billing Rates/Fee Schedule	(Max Points 15)
Attachments a. Exhibit C: Signature Sheet	(Pass/Fail)
OVERALL PROPOSAL	(Max Points 100)

RANKING

A select scoring panel will evaluate submissions based on the criteria identified in the RFP. The panel will meet & discuss proposers' strengths and weaknesses, and determine a ranking based on which bid package will provide the best value for the project in terms of cost, schedule, and coverage of the required scope of services.

PROVIDE VENDOR RANKING:

- 1)
- 2)
- 3)

Responders often would like to know how they could improve or better respond to RFP's in the future; please provide "hits" and "misses" comments that specifically address the submission items, response, etc. This information could be used if a "debrief" is requested by the responder.

	HITS
1	
2	

3	
4	
5	
6	
7	
8	

MISSES	
1	
2	
3	
4	
5	
6	
7	
8	

Deschutes County Fairgrounds - Solar PV

9/19/2024

	Points	E2 Solar				Sunlight Solar				Energy Wise				A&R Solar				Pure Energy				Power Northwest				Elemental Energy				Capstone Solutions - LATE			
Cover Letter	P/F	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
Project Team	20	18	20	18	18	18	18	16	18	10	11	10	15	18	19	15	16	17	18	15	17	18	19	13	17	16	17	15	16				
Approach	20	18	16	18	18	17	15	15	17	14	15	13	17	17	18	16	17	16	15	10	16	18	18	12	16	16	12	10	15				
Customer Service	20	18	18	18	18	10	17	16	18	16	15	15	18	12	16	15	17	10	10	10	15	18	18	15	17	14	17	15	16				
Related Project Experience	15	14	11	13	15	12	13	14	15	12	15	13	12	13	12	13	12	12	5	13	13	14	14	12	12	16	10	12	12				
References	10	10	10	10	10	10	10	10	9	10	7	10	10	10	8	10	10	10	5	10	10	10	8	10	9	10	6	10	10				
Billing Rates/Fee Schedule	15	14	15	15	15	14	15	13	12	10	10	14	13	15	15	10	12	12	5	10	13	14	15	10	11	12	12	15	14				
Attachments - Signature Sheet	P/F	P	P	P	P	P	P	P	P	F	F	F	F	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
Overall	100	92	90	92	94	81	88	84	89	72	73	75	85	85	88	79	84	77	58	68	84	92	92	72	82	84	74	77	83	0	0	0	0
Average Score		92				85.5				76.25				84				71.75				84.5				79.5				0			
Position		1				2				Incomplete				4				6				3				5				LATE			

Deschutes Co. Fairgrounds solar bid
Energy Wise Services
Peter Greenberg
nrgwiseservice@gmail.com
541-905-2271
www.energywiseservices.com

Greetings,

I would like to protest the intent to award for Document No. 2024-811, a Notice of Intent to Award Contract to E2 Solar.

The paperwork says there are 7 days from the day of the Commissioners meeting, 10/2 to protest.

I asked for a copy of the scoring and a copy of the winners proposal. As the bid is not based on cost, I can't determine if my bid is better than that of E2 Solar or not. I was refused the paperwork I asked for until a contract is signed. That could be after the 7 days period. I did hear on the recording of the Commissioners meeting that the size of the system is 310 kw. My proposal was 356 kw.

The Mayfield study for the bid is outdated and only talked about 190 kw, prices have dropped over the years. In addition the inverter and the modules he proposed didn't meet the qualifications of the "design build".

The solar panels I have proposed along with the racking will qualify for an extra 10% or about \$65,000 of free federal money, this is in addition to the 30% of the project cost thru the federal Inflation Reduction Act. The solar panel manufacturer is in the process of building a factory to manufacture solar cells that will meet requirements of the IRA additional grant some time next year (well within the timeline outlined in the bid-before the courthouse is finished). As I am the first customer in the state to use this particular racking, I wonder if E2 Solar will have products that are eligible for this extra 10% of free money.

The bid called for inverters with a 25 year warranty. The only inverters that I know of that have this are microinverters. I would not recommend using them as it puts a lot of electronics that can fail underneath difficult to get to areas in a harsh environment.

I offered a warranty on the output of the system where I would pay for any lost energy between the time a part failed and when we would fix it.

I offered a spare inverter, so any change could be done very quickly.

With the string inverter I have proposed and my design there would be no need to put any electronics under the solar panels, which would be needed in any other proposed system that did not offer the products I would use. The inverter I have proposed can easily be changed (less than 1 hr), if the inverter failed and the manufacturer went out of business, one can use a number of other inverters. If Solaredge fails and goes out of business, there is no other alternative other than to take up all of the solar panels and modify the system which would be very expensive.

My proposal includes 10 years of once a year washing of the solar panels and systems check as well as daily monitoring for the first 10 years of the energy output.

With what looks like a minimum of \$250,000 (at 4% Pac Power annual rate increase) plus the extra IRA funds and the other benefits, I would like to see how the E2 Solar bid is better.

Peter Greenberg

October 3, 2024

Year	Solar panel output	4% inc/yr Pac Power	My bid w/ Solis inverters		E2 solar w/ Solaredge 480v? inverters	
			356.5 kw DC	310 kw	Initial kwh produced	Earnings/yr
1	100%	0.10	518,534	\$51,853	468,455	\$46,846
2	98.00%	\$0.104	518,534	\$52,849	468,455	\$47,745
3	97.68%	\$0.108	518,534	\$54,781	468,455	\$49,490
4	97.35%	\$0.112	518,534	\$56,784	468,455	\$51,300
5	97.03%	\$0.117	518,534	\$58,860	468,455	\$53,175
6	96.71%	\$0.122	518,534	\$61,011	468,455	\$55,119
7	96.39%	\$0.127	518,534	\$63,242	468,455	\$57,134
8	96.07%	\$0.132	518,534	\$65,554	468,455	\$59,223
9	95.75%	\$0.137	518,534	\$67,950	468,455	\$61,388
10	95.43%	\$0.142	518,534	\$70,434	468,455	\$63,632
11	95.12%	\$0.148	518,534	\$73,009	468,455	\$65,958
12	94.80%	\$0.154	518,534	\$75,678	468,455	\$68,369
13	94.49%	\$0.160	518,534	\$78,445	468,455	\$70,869
14	94.18%	\$0.167	518,534	\$81,313	468,455	\$73,460
15	93.87%	\$0.173	518,534	\$84,285	468,455	\$76,145
16	93.56%	\$0.180	518,534	\$87,366	468,455	\$78,929
17	93.25%	\$0.187	518,534	\$90,560	468,455	\$81,814
18	92.94%	\$0.195	518,534	\$93,871	468,455	\$84,805
19	92.63%	\$0.203	518,534	\$97,303	468,455	\$87,905
20	92.32%	\$0.211	518,534	\$100,860	468,455	\$91,119
21	92.02%	\$0.219	518,534	\$104,547	468,455	\$94,450
22	91.71%	\$0.228	518,534	\$108,369	468,455	\$97,903
23	91.41%	\$0.237	518,534	\$112,331	468,455	\$101,482
24	91.11%	\$0.246	518,534	\$116,437	468,455	\$105,192
25	90.80%	\$0.256	518,534	\$120,694	468,455	\$109,038
				\$2,028,387		\$1,832,489
			Difference	\$195,898		this doesn't include up to 2% drop for transformer
				no transformer needed		

Deschutes Co. Fairgrounds solar bid
Energy Wise Services
Peter Greenberg
nrgwiseservice@gmail.com
541-905-2271

Greetings,

My name is Peter Greenberg, thank you for allowing me the time to discuss the recent solar bid. Let me introduce myself, I have 14 years experience in the solar business, we have installed approximately 14,000 kw and over 45,000 solar panels. We own approximately 150 solar systems, have installed 20 new solar products and have a good idea of what works and what doesn't. In addition I was a firefighter paramedic for 11 years first as a volunteer with Corvallis, then as a paid professional with Albany.

I realize it is difficult to know about every type of industry and product. The County had a study by Mayfield, a very good consultant, yet the bid didn't follow most of what they suggested. Their study is now out of date with regards to cost and the materials they suggested would not qualify by the very strict requirements in the bid.

If as stated, the intent of the bid was to maximize the size of the solar system, this was not done, because you did not pick the bid with the largest solar system size. The scoring was very subjective and there was little consideration to which bid offered the best value to the County. There was no explanation of how the points were determined.

This was supposed to be a design build bid, but with the very tight specs, it was extremely limited to the products that could be used. With the wealth of experience of companies in the industry, one should have simply asked the solar contractors for their best recommendation for the largest system that would give the most value to the County.

Some of the issues, I see problems with are:

1. There were 7 days from the day of the Commissioners meeting and the signing of the Intent to Award, 10/2 to protest the awarding of the contract. Typically when one is bidding on price, awards are open immediately after handing them in. In this case we were not bidding on price, instead, from what I understood to be the best value to the County, the bids were not immediately open to the public. I am certainly not a lawyer, but it seems clear to me and common sense would suggest that there is nothing to hide or gain to the county by not sharing this information. **ORS 192.311 states, Proposals are not required to be open for public inspection until after the notice of intent to award a contract is issued.** Your lawyer said that did not pertain and there was a different statute for road building and engineering that said bids did not need to be disclosed. Whatever the case, there were many faults with the bid process.
I was told to file a Request for Records Request, I did that and got a link to the other proposals 7 days and 4 hrs after the Co. meeting on the bid. I heard on the recording of

the Commissioners meeting that the size of the winning system is 310 kw. My proposal was 356 kw.

2. The Mayfield study for the bid is outdated and only talked about 190 kw, prices have dropped over the years. In addition the inverter and the panels proposed didn't meet the qualifications of the "design build" bid.

3. In A1.0 of the RFP, it states, "The goal is to maximize the size of the new solar system for the proposed budget." This didn't appear to be the case, as my bid was by far the largest system and had other benefits.

4. Extra money for the county. The solar panels I have proposed along with the racking will qualify for an extra 10% or about \$65,000 of free federal money, this is in addition to the 30% of the project cost thru the federal Inflation Reduction Act. My bid was the only one to offer that.

5. The bid called for inverters with a 25 year warranty. The only inverters that I know of that have this are microinverters, it is very rare to see microinverters in larger commercial projects. Regardless of their long warranty, no solar installers I know of would recommend installing almost 800 microinverters under solar panels, as no one would buy something that goes under solar panels that can last 25+ years or longer without this warranty. Microinverters or any electronics can fail and as they are underneath solar panels they can be costly to get to and replace.. In fact none of the bidders other than the winner, included these types of inverters. Elemental Energy, one of the bidders and an excellent long time solar company in Oregon, have got to be the Kings of Enphase microinverters, being a large user of them for many years, they did not put these in their bid. All of the other bidders except mine and the winners proposed Solaredge (string) inverters. As in the Enphase microinverter, Solaredge also only operates with a proprietary device under all of the solar panels that can and do fail. I do not recommend these either. I feel using a proprietary product that cannot be substituted with any other and relying on it to be perfect for decades is not the best value for a customer and can cause major issues and expense if the products fail and the company goes out of business.

Uniquely, my bid proposed an inverter that can be easily replaced with other brands, if the inverter fails and the manufacturer goes out of business, the inverter can easily be changed in an hour or 2. There are no electronics under the solar panels with my bid, which can and do fail and provide added risk with little benefit. If the Enphase or Solaredge inverters that all the other bidders proposed fail and the manufacturer goes out of business, there is no other alternative other than to take up all of the solar panels and modify the system which would be very expensive, cost easily over \$150,000 to take out the micro inverters or optimizers, replace the inverter with a type I proposed and then reinstall all of the solar panels.

6. I offered by far the best and longest labor and production warranty where I would pay for any lost energy between the time a part failed and when we would fix it. My proposal includes 10

years of once a year washing of the solar panels and systems check as well as daily monitoring for the first 10 years of the energy output which no one else offered.

7. Large long term financial difference. Figuring in a 4% Pacific Power yearly rate increase (which has been much more the last few years), the depreciation in output of the solar panel I offered and the system size difference, my bid would provide almost \$346,000 in savings over the winning bid over 25 years, including the extra \$65,000 from the IRA funds. My system is much less prone to risk of product failure and offers the simplest fix if the product manufactures go out of business.

8. The Meyers Berger solar panels that are in the winners bid do have a very high output after 25 years. Unfortunately the company is close to bankruptcy. Their stock traded at \$175.40 at the beginning of the year. As of 10/12/2024 they were at \$1.76. Solar panels are basically a commodity, to put large stock in a 25 year warranty and not consider the long term financial status of the manufacturer or energy savings over the life of the system, makes little sense to me. The solar panels I have proposed are US made, they are close to finishing a factory in So. Carolina. Next year they will qualify for a Made in America IRA bonus, along with the racking I proposed, which would mean an additional \$65,000 to the county through the Inflation Reduction Act. No other proposal offers this.

9. The winner's bid has wages priced below prevailing wages. The Materials Handler rate in Region 4 from the July 2024 BOLI wages is \$36.47, E2 has \$32 for an installation technician, this rather than what I have as simply BOLI mandated wages should disqualify their bid altogether. Why scoring wages was part of the scoring is a mystery to me. It makes no sense to score billing rates and fees in a fixed price bid.

10. There was too much significance placed on the scoring, which was very subjective, rather than the best value for the County. To score a 10 on references from one person and a 7 from another is practically meaningless. Contrast this with savings of almost \$350,000 more from bid to the winners. To put scoring on one's team is mostly irrelevant, as one can see from anyone's list of projects that all of the companies are capable of doing this project. With the deadline to finish being before the Courthouse project is done, whether one finishes in 3 weeks or 5 weeks makes little difference.

11. I don't understand the scoring for Approach. I scored less than the winning team, yet my approach is more practical, saves more energy and money, uses less equipment that can fail, and offers services that others don't offer over 10 years.

12. Scoring on Team is included, who cares what the team is as long as the job gets done, good materials are used and the project is approved by the AHJ and the ETO.

13. Adding additional connections and electronics thru microinverters under 800 solar panels simply adds more to the risk of failure of equipment than not having it. The majority of failures are caused by faulty cabling and connections, which are factors that can occur in any electrical system. Enphase has a decent reputation but with no national reporting system on inverter

failures, there is no way of knowing what is happening with failures. Enphase stock from 2014 to 2020 never went above \$10. All of a sudden after the rapid shutdown code changes they pushed, they rose to \$319 in November 2022. From Dec. 2022 to then 10/21/2024 they went from \$319 to about \$90.17. Solaredge the inverter and optimizer everyone but me and E2 bid on went from \$83, 5 yrs ago to \$360 a few years ago after the code change to \$17.13 today

Peter Greenberg
Energy Wise Services

Year	356.5 kw DC, EWS				310.44 kw, E2		
	Initial kWh savings	PP incr	Initial kWh savings	PP incr	Meyers Berger Initial kWh	Meyers Berger depreciation	Earnings/yr
1	100%	0.1057	518,294	\$54,786	446,219	100%	\$47,168
2	98.00%	\$0.110	518,294	\$55,838	446,219	98%	\$48,073
3	97.68%	\$0.114	518,294	\$57,879	446,219	97.75%	\$49,869
4	97.35%	\$0.119	518,294	\$59,995	446,219	97.50%	\$51,731
5	97.03%	\$0.124	518,294	\$62,189	446,219	97.25%	\$53,662
6	96.71%	\$0.129	518,294	\$64,462	446,219	97.00%	\$55,665
7	96.39%	\$0.134	518,294	\$66,819	446,219	96.75%	\$57,742
8	96.07%	\$0.139	518,294	\$69,261	446,219	96.50%	\$59,897
9	95.75%	\$0.145	518,294	\$71,793	446,219	96.25%	\$62,131
10	95.43%	\$0.150	518,294	\$74,418	446,219	96.00%	\$64,449
11	95.12%	\$0.156	518,294	\$77,139	446,219	95.75%	\$66,852
12	94.80%	\$0.163	518,294	\$79,959	446,219	95.50%	\$69,345
13	94.49%	\$0.169	518,294	\$82,882	446,219	95.25%	\$71,930
14	94.18%	\$0.176	518,294	\$85,912	446,219	95.00%	\$74,611
15	93.87%	\$0.183	518,294	\$89,052	446,219	94.75%	\$77,391
16	93.56%	\$0.190	518,294	\$92,308	446,219	94.50%	\$80,274
17	93.25%	\$0.198	518,294	\$95,682	446,219	94.25%	\$83,264
18	92.94%	\$0.206	518,294	\$99,180	446,219	94.00%	\$86,365
19	92.63%	\$0.214	518,294	\$102,806	446,219	93.75%	\$89,581
20	92.32%	\$0.223	518,294	\$106,564	446,219	93.50%	\$92,915
21	92.02%	\$0.232	518,294	\$110,460	446,219	93.25%	\$96,374
22	91.71%	\$0.241	518,294	\$114,498	446,219	93.00%	\$99,960
23	91.41%	\$0.251	518,294	\$118,684	446,219	92.75%	\$103,679
24	91.11%	\$0.261	518,294	\$123,023	446,219	92.50%	\$107,535
25	90.80%	\$0.271	518,294	\$127,520	446,219	92.25%	\$111,535
Totals over 25 yrs				\$2,143,112			\$1,861,996
		Silfab, EWS	Meyers B, E2				
	System size in kw	356.5	310.44				
	Initial kWh/yr savings	518,294	446,219				
	25 yr savings (at 4% yr PP incr)	\$2,144,104	\$1,861,996				
	Savings over 25 years over E2	\$282,106					
	Cost after ETO	\$639,845	\$639,845				
	Federal IRA	-\$191,954	-\$191,954				
	Federal IRA bonus	-\$63,985	\$0				
	Net cost	\$383,907	\$447,892				
	25 yr savings, net	\$1,760,197	\$1,414,105				
	Savings over E2 between energy and bonus IRA	\$346,093					
	Advantage with EWS		Uptime warranty, spare 60 kw inverter, washing for 10 years, much less risk of inverter mfg. failure same as above but with free EV pickup with battery backup				

Deschutes County Fairgrounds - Solar PV

9/19/2024

	Points	E2 Solar				Sunlight Solar				Energy Wise				A&R Solar				Pure Energy				Power Northwest				Elemental Energy				Capstone Solutions - LATE			
Cover Letter	P/F	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
Project Team	20	18	20	18	18	18	18	16	18	10	11	10	15	18	19	15	16	17	18	15	17	18	19	13	17	16	17	15	16				
Approach	20	18	16	18	18	17	15	15	17	14	15	13	17	17	18	16	17	16	15	10	16	18	18	12	16	16	12	10	15				
Customer Service	20	18	18	18	18	10	17	16	18	16	15	15	18	12	16	15	17	10	10	10	15	18	18	15	17	14	17	15	16				
Related Project Experience	15	14	11	13	15	12	13	14	15	12	15	13	12	13	12	13	12	12	5	13	13	14	14	12	12	16	10	12	12				
References	10	10	10	10	10	10	10	10	9	10	7	10	10	10	8	10	10	10	5	10	10	10	8	10	9	10	6	10	10				
Billing Rates/Fee Schedule	15	14	15	15	15	14	15	13	12	10	10	14	13	15	15	10	12	12	5	10	13	14	15	10	11	12	12	15	14				
Attachments - Signature Sheet	P/F	P	P	P	P	P	P	P	P	F	F	F	F	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
Overall	100	92	90	92	94	81	88	84	89	72	73	75	85	85	88	79	84	77	58	68	84	92	92	72	82	84	74	77	83	0	0	0	0
Average Score		92				85.5				76.25				84				71.75				84.5				79.5				0			
Position		1				2				Incomplete				4				6				3				5				LATE			



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: November 4, 2024

SUBJECT: Approval of Document No. 2024-838, an amendment to an Intergovernmental Agreement with the City of La Pine

RECOMMENDED MOTION:

Move approval of Board signature on Document No. 2024-838, amending an Intergovernmental Agreement with the City of La Pine to extend the term of the IGA for an additional five years.

BACKGROUND AND POLICY IMPLICATIONS:

In 1980, Resolution No. 80-230 was approved by the Board of County Commissioners authorizing a hearing on a land exchange between the County and the Bureau of Land Management (BLM). In exchange for 440-acres from BLM, the County's land exchange included property throughout the County totaling 2,510-acres. After the County acquired the 440-acres from BLM, at a portion of the property later became known as the La Pine Industrial area.

In 2014 and again in 2019 (the latter via Document No. 2019-700), Deschutes County and the City of La Pine entered into consecutive five-year term Intergovernmental Agreements (IGAs) to memorialize the roles associated with County-owned property in the La Pine Industrial area.

Because the City and County recognized that the City was in a better position to locally assess, market and respond to prospective buyers and economic development opportunities, the IGAs provided the City with "Full power and authority for the marketing, promotion and sale negotiations for the Real Property for Economic Development, including, without limitation, establishing the Gross Sale Price and acceptance or rejection of an Offer, at no cost to the County." Further, the IGAs defined that sale proceeds would be split 50/50 with the exception of costs associated with a sale, including but not limited to closing costs and broker commissions, which would be deducted from the City's portion of proceeds.

Since 2020, 12 lots representing 20.20-acres have sold for \$1,017,268.44 in gross proceeds. As of current date, there is +/- 148-acres remaining in inventory, with a 0.43-acre lot pending

sale with an anticipated \$32,845 in gross proceeds, and another 0.57-acre lot pending donation to the City of La Pine for zero cost.

The City outsources marketing and business activities to Patricia Lucas with Sunriver La Pine Economic Development (SLED). SLED actively markets and promotes available properties by use of online publications and strategic websites including Oregon Prospector/Business Oregon, as well as email notifications, digital lead generation, and hosts quarterly meetings with Central Oregon Association of Realtors.

Further, SLED works with businesses to identify resources while tailoring assistance provided to buyers to facilitate development projects, with the goal to bring new capital investment and job creation to the region to enhance the local economy. SLED works closely with prospective buyers in the site assessment and selection process, educates buyers on tax incentives, and financing options. SLED also offers workforce development options and assists buyers with navigating the development process. Once a buyer is ready to proceed, SLED drafts the purchase and sale agreement for the City's review prior to engaging the County. This documentation includes a letter from the prospective buyer describing the business, goals for development, and projected job creation. SLED tracks property purchases throughout the closing process.

The City works closely with SLED to ensure that City goals are represented during the marketing process and when engaging prospective buyers. The City reviews and approves all offers prior to submitting to the County. The City tracks property purchases throughout the closing process.

County Property Management presents offers to the Board of County Commissioners, and manages the transaction from that point forward to closing the sales transaction.

This proposed amendment to the 2019 IGA extends the term for another five years through October 31, 2029.

BUDGET IMPACTS:

County and City of La Pine split proceeds associated with the La Pine Industrial area by 50/50.

ATTENDANCE:

Kristie Bollinger, Property Manager

**FIRST AMENDMENT TO
INTERGOVERNMENTAL AGREEMENT (Document No. 2019-700)**

This FIRST AMENDMENT (“Amendment”) is made as of the date of the last signature affixed hereto (“Effective Date”) by and between **DESCHUTES COUNTY**, a political subdivision of the State of Oregon (“County”), and the **CITY OF LA PINE**, an Oregon municipal corporation (“City”). County and City referred to hereinafter as “Party” or “Parties.”

WHEREAS, the Parties desire to amend that certain Intergovernmental Agreement (“Agreement”) known as Deschutes County Document No. 2019-700 made effective November 1, 2019 between the Parties; and

WHEREAS, the Parties agree to extend the term as provided by the Agreement; and

NOW, THEREFORE the Parties agree to replace the following section:

2. TERM/DURATION. Subject to the terms and conditions of this Agreement, the term of this Agreement will commence on the Effective Date and will continue for an additional term of five (5) years, through October 31, 2029, unless terminated earlier pursuant to Section 8. This Agreement may be extended upon mutual written agreement of the Parties.

All other terms and conditions of the original Agreement shall remain in full force and effect.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Parties have caused this Amendment to be effective for all purposes as of the Effective Date.

COUNTY:

DATED this __ of _____, 2024

**BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON**

PATTI ADAIR, Chair

ANTHONY DEBONE, Vice Chair

ATTEST:

Recording Secretary

PHIL CHANG, Commissioner

[SIGNATURE PAGE FOLLOWS]

CITY:

DATED this ___ day of _____, 2024 CITY OF LA PINE, OREGON

DANIEL LEE RICHER, Mayor

Exhibit A
List of Property Currently within the La Pine Industrial Area

Newberry Business Park

- 221014AB00108 – Lot 4
- 221014AB00133 – Lot 13
- 221014AB00132 – Lot 14
- 221014AB00131 – Lot 15
- 221014AB00137 – Lot 17
- 221014AB00157 – Lot 23
- 221014AB00156 – Lot 24
- 221014AB00155 – Lot 25
- 221014AB00164 – Lot 30
- 221014AB00165 – Lot 31
- 221014AB00166 – Lot 32
- 221014AB00167 – Lot 33
- 221014AB00129 – Lot 41
- 221014AB00141 – Lot 43
- 221014AB00142 – Lot 44
- 221014AB00154 – Lot 46
- 221014AB00152 – Lot 48
- 221014AB00170 – Lot 51
- 221014AB00171 – Lot 52
- 221014AB00172 – Lot 53
- 221014AB00151 – Lot 70
- 221014AB00173 – Lot 74

Partition Plat No. 2010-13

- 2210140000101 – Parcel 1
- 2210140000100 – Parcel 2

Partition Plat No. 2000-5

- 221013B001900 – Parcel 2

La Pine Industrial Site

- 2210140000200 – Tract D
- 221013C000200 – Lot 8
- 221013C000300 – Lot 9

Finley Butte Industrial Park Phase 1

- 221014DA00300 – Lot 2
- 221014DA00200 – Lot 3
- 221014DD01400 – Lot 4
- 221014DD01300 – Lot 5
- 221014DD01200 – Lot 6
- 221014DD01100 – Lot 7
- 221014DD01000 – Lot 8
- 221014DD00900 – Lot 9
- 221014DD00500 – Lot 11
- 221014DD00400 – Lot 12
- 221014DD00100 – Lot 13
- 221014DD00200 – Lot 14
- 221014DD00300 – Lot 15
- 221014DD00600 – Lot 16
- 221014DD00700 – Lot 17

Partition Plat No. 2001-41

- 2210140000302 – Parcel 3



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: November 4, 2024

SUBJECT: First reading of Ordinance No. 2024-011- CORE3 Comprehensive Plan Amendment, Zone Change, and UGB Expansion

RECOMMENDED MOTION:

Move approval of first reading of Ordinance No. 2024-011 by title only.

BACKGROUND AND POLICY IMPLICATIONS:

The Board of County Commissioners will consider a first reading of Ordinance No. 2024-011 approving a Comprehensive Plan Amendment to change the designation of a portion of the subject property from Agricultural (AG) to Redmond Urban Growth Area (RUGA) and a corresponding Urban Growth Boundary (UGB) expansion. The applicant also requests a corresponding Zone Change to rezone the subject property from Exclusive Farm Use (EFU) to Urban Holding (UH-10).

The full record is located on the project webpage: www.deschutes.org/CORE3.

BUDGET IMPACTS:

None

ATTENDANCE:

Haleigh King, Associate Planner



MEMORANDUM

TO: Deschutes County Board of Commissioners (Board)

FROM: Haleigh King, Associate Planner

DATE: October 30, 2024

SUBJECT: Consideration of First Reading of Ordinance 2024-011- CORE3 Comprehensive Plan Amendment, Zone Change, and UGB Expansion

The Board will consider a first reading of Ordinance 2024-011 on November 4, 2024, for a Comprehensive Plan Amendment to change the designation of a portion the subject property, approximately 228 acres, from Agricultural (AG) to Redmond Urban Growth Area (RUGA) and a corresponding Urban Growth Boundary (UGB) expansion. The applicant also requests a corresponding Zone Change to rezone the subject property from Exclusive Farm Use (EFU) to Urban Holding (UH-10) (County File Nos. 247-23-000543-PA, 544-ZC).

I. BACKGROUND

The purpose of these applications is to allow for the development of the Central Oregon Ready, Responsive, Resilient (CORE3) facility. The CORE3 facility will address a need for both a centralized public safety training facility and a coordination center for emergency response operations.

Pursuant to the Joint Management Agreement between the City of Redmond ("City") and Deschutes County, these applications are reviewed jointly by the respective local agencies. The initial public hearings were held before a County Hearings Officer and the Redmond Urban Area Planning Commission (RUAPC) for their respective applications. The RUAPC held a public hearing on April 24, 2024, that was continued to May 1, 2024, where they recommended approval of the application to the Redmond City Council. The Redmond City Council held a public hearing on July 23, 2024, and approved the applications before the City. The County's initial hearing before a Hearing's Officer was held on August 8, 2024. The Board is the final local review body for the applications before the County.

The Board held a public hearing on October 16, 2024. The Board closed the public hearing and moved to deliberations. The Board unanimously approved the application requests on October 16, 2024.

II. NEXT STEPS / SECOND READING

The Board is scheduled to conduct the second reading of Ordinance 2024-011 on November 18, 2024, fourteen (14) days following the first reading.

ATTACHMENTS:

1. Draft Ordinance 2024-011 and Exhibits

Exhibit A: Legal Description

Exhibit B: Proposed Plan Amendment Map

Exhibit C: Proposed Zone Change Map

Exhibit D: Comprehensive Plan Section 23.01.010, Introduction

Exhibit E: Comprehensive Plan Section 5.12, Legislative History

Exhibit F: Hearings Officer Recommendation

REVIEWED _____
LEGAL COUNSEL

For Recording Stamp Only

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON

An Ordinance Amending Deschutes County *
Code Title 23, the Deschutes County *
Comprehensive Plan, to Adjust the Redmond *
Urban Growth Boundary and Comprehensive *
Plan Designations for Certain Properties, and *
Title 18, the Deschutes County Zoning Map, to *
Adjust Zoning for Certain Properties. *

ORDINANCE NO. 2024-011

WHEREAS, Central Oregon Intergovernmental Council applied for changes to both the Deschutes County Comprehensive Plan (247-23-000543-PA) and the Deschutes County Zoning Map (247-23-000544-ZC), to adjust the Redmond Urban Growth Boundary (“UGB”) by changing the Comprehensive Plan designation from Agriculture (AG) to Redmond Urban Growth Area (RUGA) and the zoning designation from Exclusive Farm Use (EFU) to Urban Holding (UH-10); and

WHEREAS, the Joint Management Agreement between Deschutes County and the City of Redmond states that Urban Growth Boundary Amendments shall be approved by both Deschutes County Board of Commissioners (“Board”) and the Redmond City of Council; and

WHEREAS, the Redmond City Council voted to approve Ordinance 2024-12 on July 23, 2024 to adjust the UGB, subject to approval by the Board; and

WHEREAS, after notice was given in accordance with applicable law, a public hearing was held on August 8, 2024, before a Deschutes County Hearings Officer and, on August 30, 2024, the Hearings Officer recommended approval of the Comprehensive Plan amendment, zone change, and UGB expansion; and

WHEREAS, pursuant to DCC 22.28.030(C), on October 16, 2024, the Board heard de novo the applications to change the comprehensive plan designation of the subject property from Agricultural (AG) to Redmond Urban Growth Area (RUGA), a corresponding zone change from

Exclusive Farm Use (EFU) to Urban Holding (UH-10), and the expansion of the Redmond UGB; now, therefore,

THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON, ORDAINS as follows:

Section 1. AMENDMENT. DCC Title 23, Deschutes County Comprehensive Plan Map, is amended to change the plan designation for certain property described in Exhibit "A" and depicted on the map set forth as Exhibit "B" from AG to RUGA and included in the expanded Redmond UGB, with both exhibits attached and incorporated by reference herein.

Section 2. AMENDMENT. DCC Title 18, Zoning Map, is amended to change the zone designation for certain property described in Exhibit "A" and depicted on the map set forth as Exhibit "C" from EFU to UH-10 and included in the expanded Redmond UGB, with both exhibits attached and incorporated by reference herein.

Section 3. AMENDMENT. DCC Section 23.01.010, Introduction, is amended to read as described in Exhibit "D" attached and incorporated by reference herein, with new language underlined.

Section 4. AMENDMENT. Deschutes County Comprehensive Plan Section 5.12, Legislative History, is amended to read as described in Exhibit E attached and incorporated by reference herein, with new language underlined.

Section 5. FINDINGS. The Board adopts as its findings in support of this Ordinance the Recommendation of the Hearings Officer as set forth in Exhibit "F" and incorporated by reference herein.

Section 5. EFFECTIVE DATE. This Ordinance takes effect on the 90th day after the date of adoption.

Dated this _____ of _____, 2024

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

PATTI ADAIR, Chair

ANTHONY DeBONE, Vice Chair

PHIL CHANG, Commissioner

ATTEST:

Recording Secretary

Date of 1st Reading: ____ day of _____, 2024.

Date of 2nd Reading: ____ day of _____, 2024.

Record of Adoption Vote:

Commissioner	Yes	No	Abstained	Excused
Patti Adair	—	—	—	—
Anthony DeBone	—	—	—	—
Phil Chang	—	—	—	—

Effective date: ____ day of _____, 202_.



901 NW Carlon Ave, Suite 3 | Bend, OR 97703
(541) 797-0954 - www.sflands.com

2023-594-01
OCTOBER 15, 2024
JJK

EXHIBIT 'A'
PROPOSED URBAN GROWTH BOUNDARY ANNEXATION

A TRACT OF LAND LOCATED IN SECTION 14, TOWNSHIP 15 SOUTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2-1/2" BRASS CAP MONUMENTING THE WEST ONE-QUARTER OF SAID SECTION 14; THENCE SOUTH 89°17'49" EAST, 999.50 FEET ALONG THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 14 TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTER SECTION LINE SOUTH 89°17'49" EAST, 352.55 FEET; THENCE LEAVING SAID CENTER SECTION LINE NORTH 00°32'08" EAST, 1159.49 FEET ALONG THE EASTERLY LINE OF THE CITY OF REDMOND URBAN GROWTH BOUNDARY AS DESCRIBED IN CITY OF REDMOND RESOLUTION #2020-08, DESCHUTES COUNTY OFFICIAL RECORDS #2023-24060; THENCE LEAVING SAID EASTERLY LINE SOUTH 89°18'29" EAST, 2581.00 FEET BEING PARALLEL WITH AND 160 FEET SOUTH OF THE NORTHERLY MOST EAST-WEST SIXTEENTH LINE OF SAID SECTION 14 TO THE EASTERLY MOST NORTH-SOUTH SIXTEENTH LINE OF SAID SECTION 14; THENCE SOUTH 00°17'49" WEST, 1160.02 FEET ALONG SAID NORTH-SOUTH SIXTEENTH LINE TO SAID CENTER SECTION LINE; THENCE CONTINUING ALONG SAID NORTH-SOUTH SIXTEENTH LINE SOUTH 00°15'36" WEST, 1605.89 FEET TO THE SOUTH LINE OF PARCEL 2, PARTITION PLAT 2023-28, DESCHUTES COUNTY OFFICIAL RECORDS #2023-31682; THENCE LEAVING SAID NORTH-SOUTH SIXTEENTH LINE SOUTH 60°45'25" WEST, 2086.23 FEET ALONG SAID SOUTH LINE OF SAID PARCEL 2 AND THE SOUTHWESTERLY PROLONGATION THEREOF TO THE SOUTH SECTION LINE OF SAID SECTION 14; THENCE NORTH 89°25'48" WEST, 1077.47 FEET ALONG SAID SOUTH SECTION LINE; THENCE LEAVING SAID SOUTH SECTION LINE NORTH 00°42'56" WEST, 2650.58 FEET ALONG THE EASTERLY LINE OF SAID CITY OF REDMOND URBAN GROWTH BOUNDARY AS DESCRIBED IN CITY OF REDMOND RESOLUTION #2020-08, DESCHUTES COUNTY OFFICIAL RECORDS #2023-24060 TO THE POINT OF BEGINNING.

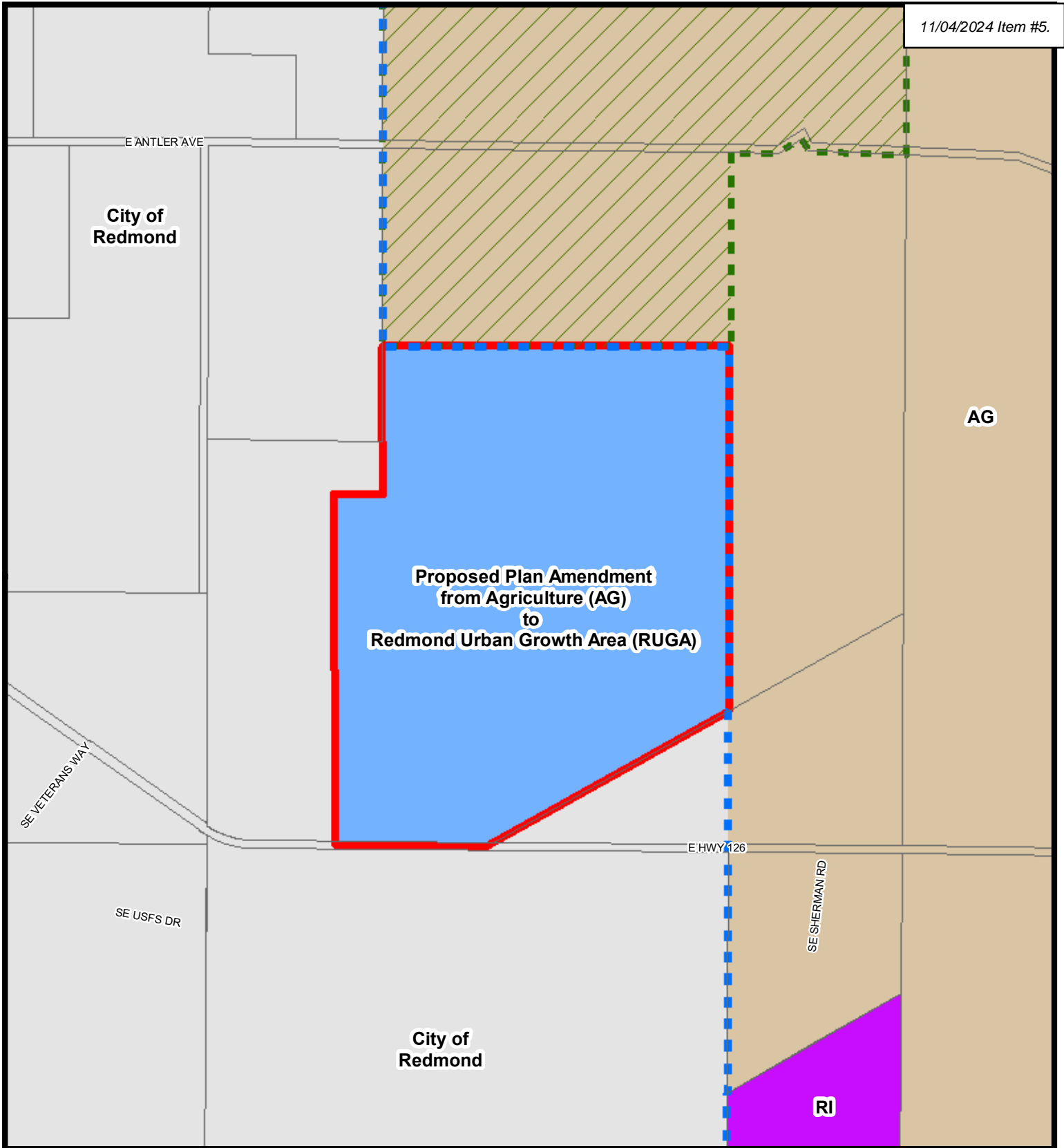
CONTAINS 224.31 ACRES, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR






OREGON
MARCH 14, 2023
JOSHUA J. KOWALSKI
94125PLS




EXPIRES 06/30/25



Legend

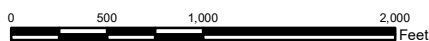
-  Proposed Plan Amendment
-  Redmond Urban Reserve Area
-  Redmond Urban Growth Boundary

Comprehensive Plan Designation

-  AG - Agriculture
-  RI - Rural Industrial
-  RUGA - Redmond Urban Growth Area

**PROPOSED
PLAN AMENDMENT**

Exhibit "B"
to Ordinance 2024-011



October 18, 2024

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

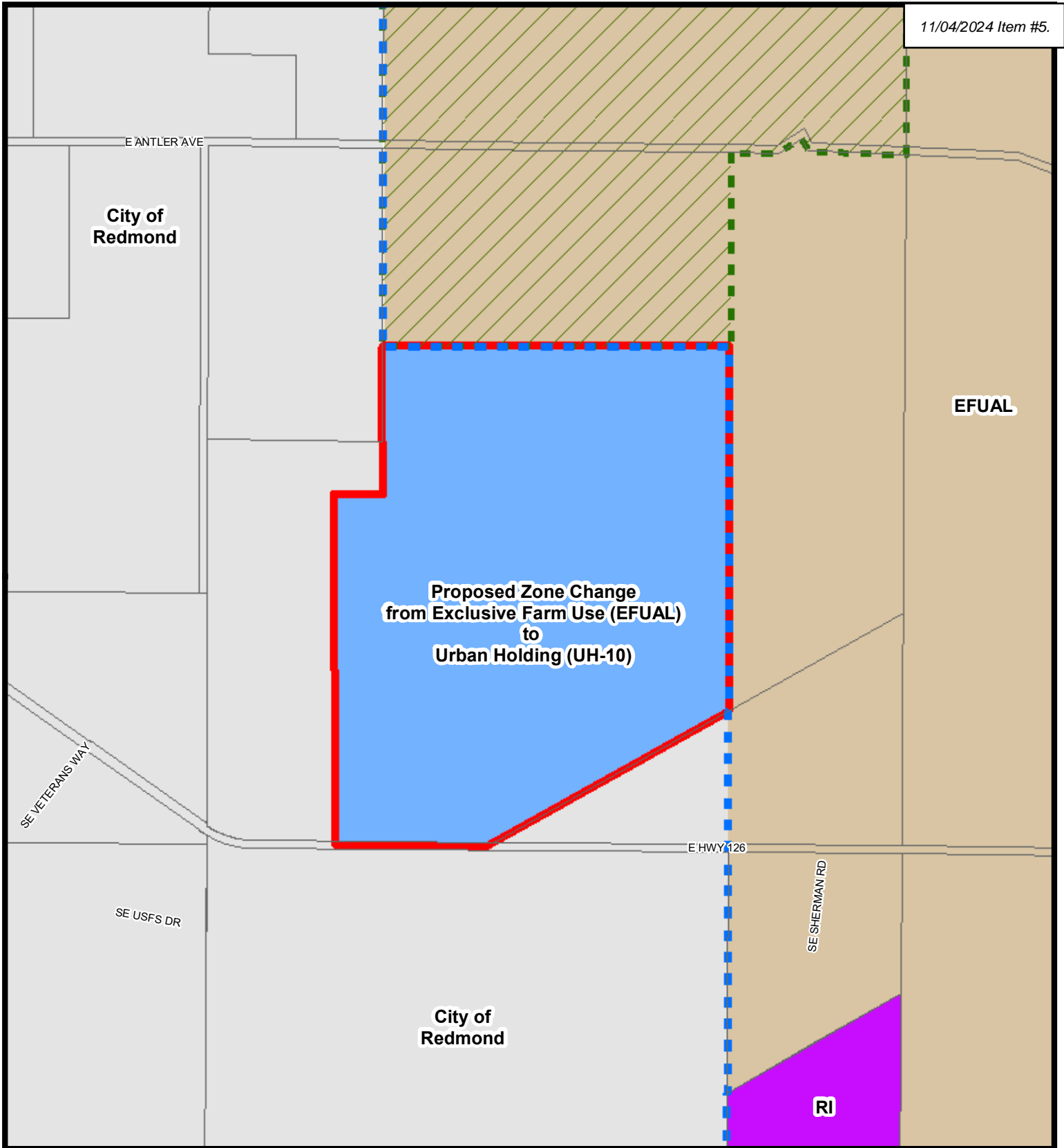
Patti Adair, Chair

Anthony DeBone, Vice Chair




Phil Chang, Commissioner

ATTEST: Recording Secretary




Dated this _____ day of _____,
Effective Date: _____



Legend

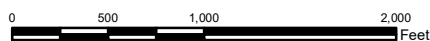
-  Proposed Zone Change
-  Redmond Urban Reserve Area
-  Redmond Urban Growth Boundary

County Zoning

-  EFU - Alfalfa Subzone
-  RI - Rural Industrial
-  UH-10 - Urban Holding

PROPOSED ZONING

Exhibit "C"
to Ordinance 2024-011



October 18, 2024

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

Patti Adair, Chair

Anthony DeBone, Vice Chair

Phil Chang, Commissioner

ATTEST: Recording Secretary

Dated this _____ day of _____,
Effective Date: _____

Exhibit “D” to Ordinance 2024-011 – Comprehensive Plan Section 5.12

TITLE 23 COMPREHENSIVE PLAN

CHAPTER 23.01 COMPREHENSIVE PLAN

- A. ~~The Deschutes County Comprehensive Plan, adopted by the Board in Ordinance 2011-003 and found on the Deschutes County Community Development Department website, is incorporated by reference herein.~~
- B. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2011-027, are incorporated by reference herein.
- C. [Repealed by Ordinance 2013-001, §1]
- D. [Repealed by Ordinance 2023-017]
- E. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2012-012, are incorporated by reference herein.
- F. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2012-016, are incorporated by reference herein.
- G. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2013-002, are incorporated by reference herein.
- H. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2013-009, are incorporated by reference herein.
- I. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2013-012, are incorporated by reference herein.
- J. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2013-007, are incorporated by reference herein.
- K. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2014-005, are incorporated by reference herein.
- L. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2014-006, are incorporated by reference herein.
- M. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2014-012, are incorporated by reference herein.
- N. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2014-021, are incorporated by reference herein.
- O. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2014-027, are incorporated by reference herein.
- P. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2015-021, are incorporated by reference herein.

Exhibit D to Ordinance 2024-011 – Comprehensive Plan Section 23.01

- Q. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2015-029, are incorporated by reference herein.
- R. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2015-018, are incorporated by reference herein.
- S. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2015-010, are incorporated by reference herein.
- T. [Repealed by Ordinance 2016-027 §1]
- U. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2016-022, are incorporated by reference herein.
- V. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2016-005, are incorporated by reference herein.
- W. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2016-027, are incorporated by reference herein.
- X. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2016-029, are incorporated by reference herein.
- Y. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2017-007, are incorporated by reference herein.
- Z. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2018-002, are incorporated by reference herein.
- AA. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2018-006, are incorporated by reference herein.
- AB. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2018-011, are incorporated by reference herein.
- AC. [repealed by Ord. 2019-010 §1, 2019]
- AD. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2018-008, are incorporated by reference herein.
- AE. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2019-002, are incorporated by reference herein.
- AF. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2019-001, are incorporated by reference herein.
- AG. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2019-003, are incorporated by reference herein.
- AH. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2019-004, are incorporated by reference herein.

- AI. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2019-011, are incorporated by reference herein.
- AJ. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2019-006, are incorporated by reference herein.
- AK. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2019-019, are incorporated by reference herein.
- AL. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2019-016, are incorporated by reference herein.
- AM. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2020-001, are incorporated by reference herein.
- AN. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2020-002, are incorporated by reference herein.
- AO. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2020-003, are incorporated by reference herein.
- AP. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2020-008, are incorporated by reference herein.
- AQ. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2020-007, are incorporated by reference herein.
- AR. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2020-006, are incorporated by reference herein.
- AS. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2020-009, are incorporated by reference herein.
- AT. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2020-013, are incorporated by reference herein.
- AU. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2021-002, are incorporated by reference herein.
- AV. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2021-005, are incorporated by reference herein.
- AW. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2021-008, are incorporated by reference herein.
- AX. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2022-001, are incorporated by reference herein.
- AY. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2022-003, are incorporated by reference herein.

- AZ. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2022-006, are incorporated by reference herein.
- BA. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2022-010, are incorporated by reference herein.
- BB. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2022-011, are incorporated by reference herein. (superseded by Ord. 2023-015)
- BC. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2022-013, are incorporated by reference herein. (supplemented and controlled by Ord. 2024-010)
- BD. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2023-001, are incorporated by reference herein.
- BE. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2023-007, are incorporated by reference herein.
- BF. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2023-010 are incorporated by reference herein.
- BG. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2023-018, are incorporated by reference herein.
- BH. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2023-015, are incorporated by reference herein.
- BI. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2023-025, are incorporated by reference herein.
- BJ. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2024-001, are incorporated by reference herein.
- BK. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2024-003, are incorporated by reference herein.
- BL. The Deschutes County Comprehensive Plan, adopted by the Board in Ordinance 2024-007 and found on the Deschutes County Community Development Department website, is incorporated by reference herein.
- BM. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2024-010, are incorporated by reference herein.
- BN. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2023-017, are incorporated by reference herein.
- BO. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2023-016, are incorporated by reference herein.

BP. The Deschutes County Comprehensive Plan amendments, adopted by the Board in Ordinance 2024-011, are incorporated by reference herein.

Click here to be directed to the Comprehensive Plan (<http://www.deschutes.org/complan>)

Section 5.12 Legislative History

Background

This section contains the legislative history of this Comprehensive Plan.

Table 5.12.1 Comprehensive Plan Ordinance History

Exhibit “E” to Ordinance 2024-011 – Comprehensive Plan Section 5.12

Ordinance	Date Adopted/ Effective	Chapter/Section	Amendment
2011-003	8-10-11/11-9-11	All, except Transportation, Tumalo and Terrebonne Community Plans, Deschutes Junction, Destination Resorts and ordinances adopted in 2011	Comprehensive Plan update
2011-027	10-31-11/11-9-11	2.5, 2.6, 3.4, 3.10, 3.5, 4.6, 5.3, 5.8, 5.11, 23.40A, 23.40B, 23.40.065, 23.01.010	Housekeeping amendments to ensure a smooth transition to the updated Plan
2012-005	8-20-12/11-19-12	23.60, 23.64 (repealed), 3.7 (revised), Appendix C (added)	Updated Transportation System Plan
2012-012	8-20-12/8-20-12	4.1, 4.2	La Pine Urban Growth Boundary
2012-016	12-3-12/3-4-13	3.9	Housekeeping amendments to Destination Resort Chapter
2013-002	1-7-13/1-7-13	4.2	Central Oregon Regional Large-lot Employment Land Need Analysis
2013-009	2-6-13/5-8-13	1.3	Comprehensive Plan Map Amendment, changing designation of certain property from Agriculture to Rural Residential Exception Area
2013-012	5-8-13/8-6-13	23.01.010	Comprehensive Plan Map Amendment, including certain property within City of Bend Urban Growth Boundary
2013-007	5-29-13/8-27-13	3.10, 3.11	Newberry Country: A Plan for Southern Deschutes County

Exhibit “E” to Ordinance 2024-011 – Comprehensive Plan Section 5.12

2013-016	10-21-13/10-21-13	23.01.010	Comprehensive Plan Map Amendment, including certain property within City of Sisters Urban Growth Boundary
2014-005	2-26-14/2-26-14	23.01.010	Comprehensive Plan Map Amendment, including certain property within City of Bend Urban Growth Boundary
2014-012	4-2-14/7-1-14	3.10, 3.11	Housekeeping amendments to Title 23.
2014-021	8-27-14/11-25-14	23.01.010, 5.10	Comprehensive Plan Map Amendment, changing designation of certain property from Sunriver Urban Unincorporated Community Forest to Sunriver Urban Unincorporated Community Utility
2014-021	8-27-14/11-25-14	23.01.010, 5.10	Comprehensive Plan Map Amendment, changing designation of certain property from Sunriver Urban Unincorporated Community Forest to Sunriver Urban Unincorporated Community Utility
2014-027	12-15-14/3-31-15	23.01.010, 5.10	Comprehensive Plan Map Amendment, changing designation of certain property from Agriculture to Rural Industrial
2015-021	11-9-15/2-22-16	23.01.010	Comprehensive Plan Map Amendment, changing designation of certain property from Agriculture to Surface Mining.

Exhibit “E” to Ordinance 2024-011 – Comprehensive Plan Section 5.12

2015-029	11-23-15/11-30-15	23.01.010	Comprehensive Plan Map Amendment, changing designation of certain property from Tumalo Residential 5-Acre Minimum to Tumalo Industrial
2015-018	12-9-15/3-27-16	23.01.010, 2.2, 4.3	Housekeeping Amendments to Title 23.
2015-010	12-2-15/12-2-15	2.6	Comprehensive Plan Text and Map Amendment recognizing Greater Sage-Grouse Habitat Inventories
2016-001	12-21-15/04-5-16	23.01.010; 5.10	Comprehensive Plan Map Amendment, changing designation of certain property from, Agriculture to Rural Industrial (exception area)
2016-007	2-10-16/5-10-16	23.01.010; 5.10	Comprehensive Plan Amendment to add an exception to Statewide Planning Goal II to allow sewers in unincorporated lands in Southern Deschutes County
2016-005	11-28-16/2-16-17	23.01.010, 2.2, 3.3	Comprehensive Plan Amendment recognizing non-resource lands process allowed under State law to change EFU zoning
2016-022	9-28-16/11-14-16	23.01.010, 1.3, 4.2	Comprehensive plan Amendment, including certain property within City of Bend Urban Growth Boundary
2016-029	12-14-16/12/28/16	23.01.010	Comprehensive Plan Map Amendment, changing designation of certain property from, Agriculture to Rural Industrial

Exhibit “E” to Ordinance 2024-011 – Comprehensive Plan Section 5.12

2017-007	10-30-17/10-30-17	23.01.010	Comprehensive Plan Map Amendment, changing designation of certain property from Agriculture to Rural Residential Exception Area
2018-002	1-3-18/1-25-18	23.01, 2.6	Comprehensive Plan Amendment permitting churches in the Wildlife Area Combining Zone
2018-006	8-22-18/11-20-18	23.01.010, 5.8, 5.9	Housekeeping Amendments correcting tax lot numbers in Non-Significant Mining Mineral and Aggregate Inventory; modifying Goal 5 Inventory of Cultural and Historic Resources
2018-011	9-12-18/12-11-18	23.01.010	Comprehensive Plan Map Amendment, changing designation of certain property from Agriculture to Rural Residential Exception Area
2018-005	9-19-18/10-10-18	23.01.010, 2.5, Tumalo Community Plan, Newberry Country Plan	Comprehensive Plan Map Amendment, removing Flood Plain Comprehensive Plan Designation; Comprehensive Plan Amendment adding Flood Plain Combining Zone purpose statement.
2018-008	9-26-18/10-26-18	23.01.010, 3.4	Comprehensive Plan Amendment allowing for the potential of new properties to be designated as Rural Commercial or Rural Industrial

Exhibit “E” to Ordinance 2024-011 – Comprehensive Plan Section 5.12

2019-002	1-2-19/4-2-19	23.01.010, 5.8	Comprehensive Plan Map Amendment changing designation of certain property from Surface Mining to Rural Residential Exception Area; Modifying Goal 5 Mineral and Aggregate Inventory; Modifying Non-Significant Mining Mineral and Aggregate Inventory
2019-001	1-16-19/4-16-19	1.3, 3.3, 4.2, 5.10, 23.01	Comprehensive Plan and Text Amendment to add a new zone to Title 19: Westside Transect Zone.
2019-003	02-12-19/03-12-19	23.01.010, 4.2	Comprehensive Plan Map Amendment changing designation of certain property from Agriculture to Redmond Urban Growth Area for the Large Lot Industrial Program
2019-004	02-12-19/03-12-19	23.01.010, 4.2	Comprehensive Plan Map Amendment changing designation of certain property from Agriculture to Redmond Urban Growth Area for the expansion of the Deschutes County Fairgrounds and relocation of Oregon Military Department National Guard Armory.
2019-011	05-01-19/05-16/19	23.01.010, 4.2	Comprehensive Plan Map Amendment to adjust the Bend Urban Growth Boundary to accommodate the refinement of the Skyline Ranch Road alignment and the refinement of the West Area Master Plan Area I boundary. The ordinance also amends the Comprehensive Plan designation of Urban Area Reserve for those lands leaving the UGB.

Exhibit “E” to Ordinance 2024-011 – Comprehensive Plan Section 5.12

2019-006	03-13-19/06-11-19	23.01.010,	Comprehensive Plan Map Amendment, changing designation of certain property from Agriculture to Rural Residential Exception Area
2019-016	11-25-19/02-24-20	23.01.01, 2.5	Comprehensive Plan and Text amendments incorporating language from DLCDD’s 2014 Model Flood Ordinance and Establishing a purpose statement for the Flood Plain Zone.
2019-019	12-11-19/12-11-19	23.01.01, 2.5	Comprehensive Plan and Text amendments to provide procedures related to the division of certain split zoned properties containing Flood Plain zoning and involving a former or piped irrigation canal.
2020-001	12-11-19/12-11-19	23.01.01, 2.5	Comprehensive Plan and Text amendments to provide procedures related to the division of certain split zoned properties containing Flood Plain zoning and involving a former or piped irrigation canal.

Exhibit “E” to Ordinance 2024-011 – Comprehensive Plan Section 5.12

2020-002	2-26-20/5-26-20	23.01.01, 4.2, 5.2	Comprehensive Plan Map Amendment to adjust the Redmond Urban Growth Boundary through an equal exchange of land to/from the Redmond UGB. The exchange property is being offered to better achieve land needs that were detailed in the 2012 SB 1544 by providing more development ready land within the Redmond UGB. The ordinance also amends the Comprehensive Plan designation of Urban Area Reserve for those lands leaving the UGB.
2020-003	02-26-20/05-26-20	23.01.01, 5.10	Comprehensive Plan Amendment with exception to Statewide Planning Goal 11 (Public Facilities and Services) to allow sewer on rural lands to serve the City of Bend Outback Water Facility.
2020-008	06-24-20/09-22-20	23.01.010, Appendix C	Comprehensive Plan Transportation System Plan Amendment to add roundabouts at US 20/Cook-O.B. Riley and US 20/Old Bend-Redmond Hwy intersections; amend Tables 5.3.T1 and 5.3.T2 and amend TSP text.
2020-007	07-29-20/10-27-20	23.01.010, 2.6	Housekeeping Amendments correcting references to two Sage Grouse ordinances.

Exhibit “E” to Ordinance 2024-011 – Comprehensive Plan Section 5.12

2020-006	08-12-20/11-10-20	23.01.01, 2.11, 5.9	Comprehensive Plan and Text amendments to update the County’s Resource List and Historic Preservation Ordinance to comply with the State Historic Preservation Rule.
2020-009	08-19-20/11-17-20	23.01.010, Appendix C	Comprehensive Plan Transportation System Plan Amendment to add reference to J turns on US 97 raised median between Bend and Redmond; delete language about disconnecting Vandever Road from US 97.
2020-013	08-26-20/11/24/20	23.01.01, 5.8	Comprehensive Plan Text And Map Designation for Certain Properties from Surface Mine (SM) and Agriculture (AG) To Rural Residential Exception Area (RREA) and Remove Surface Mining Site 461 from the County's Goal 5 Inventory of Significant Mineral and Aggregate Resource Sites.
2021-002	01-27-21/04-27-21	23.01.01	Comprehensive Plan Map Designation for Certain Property from Agriculture (AG) To Rural Industrial (RI)
2021-005	06-16-21/06-16-21	23.01.01, 4.2	Comprehensive Plan Map Amendment Designation for Certain Property from Agriculture (AG) To Redmond Urban Growth Area (RUGA) and text amendment
2021-008	06-30-21/09-28-21	23.01.01	Comprehensive Plan Map Amendment Designation for Certain Property Adding Redmond Urban Growth Area (RUGA) and Fixing Scrivener’s Error in Ord. 2020-022

Exhibit “E” to Ordinance 2024-011 – Comprehensive Plan Section 5.12

2022-001	04-13-22/07-12-22	23.01.010	Comprehensive Plan Map Amendment, changing designation of certain property from Agriculture (AG) to Rural Residential Exception Area (RREA)
2022-003	04-20-22/07-19-22	23.01.010	Comprehensive Plan Map Amendment, changing designation of certain property from Agriculture (AG) to Rural Residential Exception Area (RREA)
2022-006	06-22-22/08-19-22	23.01.010	Comprehensive Plan Map Amendment, changing designation of certain property from Rural Residential Exception Area (RREA) to Bend Urban Growth Area
2022-011	07-27-22/10-25-22 (superseded by Ord. 2023-015)	23.01.010	Comprehensive Plan Map Designation for Certain Property from Agriculture (AG) To Rural Industrial (RI)
2022-013	12-14-22/03-14-23 (supplemented and controlled by Ord. 2024-010)	23.01.010	Comprehensive Plan Map Designation for Certain Property from Agriculture (AG) to Rural Residential Exception Area (RREA)
2023-001	03-01-23/05-30-23	23.01.010, 5.9	Housekeeping Amendments correcting the location for the Lynch and Roberts Store Advertisement, a designated Cultural and Historic Resource
2023-007	04-26-23/6-25-23	23.01.010	Comprehensive Plan Map Designation for Certain Property from Agriculture (AG) to Rural Residential Exception Area (RREA)

Exhibit “E” to Ordinance 2024-011 – Comprehensive Plan Section 5.12

2023-010	06-21-23/9-17-23	23.01.010	Comprehensive Plan Map Designation for Certain Property from Agriculture (AG) to Rural Residential Exception Area (RREA)
2023-018	08-30-23/11-28-23	23.01.010	Comprehensive Plan Map Designation for Certain Property from Agriculture (AG) to Rural Residential Exception Area (RREA)
2023-015	9-13-23/12-12-23	23.01.010	Comprehensive Plan Map Designation for Certain Property from Agriculture (AG) to Rural Industrial (RI)
2023-025	11-29-23/2-27-24	23.01.010	Comprehensive Plan Map Amendment, changing designation of certain property from Rural Residential Exception Area (RREA) to Bend Urban Growth Area
2024-001	1-31-24/4-30-24	23.01.010	Comprehensive Plan Map Amendment, changing designation of certain property from Rural Residential Exception Area (RREA) to Bend Urban Growth Area
2023-016	5-8-24/8-6-24	23.01(BM) (added), 4.7 (amended), Appendix B (replaced)	Updated Tumalo Community Plan
2023-017	3-20-24/6-20-24	23.01(D) (repealed), 23.01(BJ) (added), 3.7 (amended), Appendix C (replaced)	Updated Transportation System Plan

Exhibit “E” to Ordinance 2024-011 – Comprehensive Plan Section 5.12

2024-003	2-21-24/5-21-24	23.01.010, 5.8	Comprehensive Plan Map Amendment, changing designation of certain property from Surface Mining (SM) to Rural Residential Exception Area (RREA); Modifying Goal 5 Mineral and Aggregate Inventory
2024-007	10-02-24/12-31-24	23.01(A)(repealed) 23.01(BK) (added)	Repeal and Replacement of 2030 Comprehensive Plan with 2040 Comprehensive Plan
2024-010	10-16-24/01-14-25	23.01.010	Comprehensive Plan Map Designation for Certain Property from Agriculture (AG) to Rural Residential Exception Area (RREA)
<u>2024-011</u>	<u>11-18-24/02-17-25</u>	<u>23.01.010</u>	<u>Comprehensive Plan Map Designation for Certain Property from Agriculture (AG) to Redmond Urban Growth Area (RUGA)</u>

HEARINGS OFFICER RECOMMENDATION

FILE NUMBER(S): 247-23-000543-PA, 544-ZC¹

HEARING: August 8, 2024, 1:00 p.m.
Videoconference and Barnes & Sawyer Rooms
Deschutes Services Center
1300 NW Wall Street
Bend, OR 97708

**SUBJECT PROPERTY/
OWNER:** Mailing Name: DESCHUTES COUNTY
("the "Owner")
Map and Tax Lot: 1513000000103
Account: 150551
Situs Address: 1805 E HWY 126, REDMOND, OR 97756

APPLICANT: Central Oregon Intergovernmental Council (COIC)
Scott Aycock
1250 NE Bear Creek Road
Bend, OR 97701

**APPLICANT'S
CONSULTANT:** Winterbrook Planning
Jesse Winterowd
610 SW Alder Street, Suite 810
Portland, OR 97205

REQUEST: The applicant requested approval of a Comprehensive Plan Amendment to change the designation of a portion the subject property, approximately 228 acres, from Agricultural ("AG") to Redmond Urban Growth Area ("RUGA") and a corresponding Urban Growth Boundary ("UGB") expansion. The applicant also requested a corresponding Zone Change to rezone the subject property from Exclusive Farm Use ("EFU") to Urban Holding ("UH-10").

The purpose of these applications is to allow for the development of the Central Oregon Ready, Responsive, Resilient ("CORE3") facility. The CORE3 facility will address a need for both a centralized public safety

¹ The applicant submitted a concurrent request to the City of Redmond. The associated file numbers for the City of Redmond are; Text Amendment (711-23-000146-PLNG), UGB Expansion (711-23-000147-PLN), Zone Change (711-23-000149-PLNG), Annexation (711-23-000150-PLNG), and Master Development Plan (711-23-000148-PLNG).

training facility and a coordination center for emergency response operations.

STAFF PLANNER: Haleigh King, Associate Planner
Haleigh.king@deschutes.org, 541-383-6710

RECORD: Record items can be viewed and downloaded from:
www.deschutes.org/CORE3

I. APPLICABLE CRITERIA

Deschutes County Code (“DCC”)

- Title 18, Deschutes County Zoning Ordinance
 - Chapter 18.16, Exclusive Farm Use Zones (EFU)
 - Chapter 18.56, Surface Mining Impact Area Combining Zone (SMIA)
 - Chapter 18.80, Airport Safety Combining Zone (AS)
 - Chapter 18.84, Landscape Management Combining Zone (LM)
 - Chapter 18.136. Amendments
- Title 20, Redmond Urban Reserve Area
 - Chapter 20.36. Amendments
- Title 22, Deschutes County Development Procedures Ordinance

Deschutes County and City of Redmond Joint Management Agreement (DC Doc No. 2007-110)

Deschutes County Comprehensive Plan

- Chapter 1, Comprehensive Planning
- Chapter 2, Resource Management
- Chapter 3, Rural Growth Management
- Chapter 4, Urban Growth Management
- Chapter 5, Supplemental Sections
- Division 15, Statewide Planning Goals and Guidelines
- Division 33, Agricultural Land
- Appendix C, Transportation System Plan

Oregon Administrative Rules (“OAR”), Chapter 660

Oregon Revised Statutes (“ORS”)

- ORS 197.298, Priority of Land to be Included within Urban Growth Boundary

II. PRELIMINARY FINDINGS

A public hearing was scheduled for March 19, 2024. Prior to the occurrence of the proposed March 19, 2024 hearing the applicant submitted a request to continue that hearing to a date uncertain. The hearing was ultimately continued to August 8, 2024 (“Continued Hearing”). At the Continued Hearing only representatives of Deschutes County (the “County”) and the applicant were present. The Hearings Officer asked for testimony from the County, applicant, applicant’s representatives,

those in support of the applicant’s requests, those neutral to and those in opposition to the Applicant’s requests. Haleigh King (County Planning Staff Representative), Shelby Knight (applicant representative) and Jesse Winterowd (applicant representative) testified at the Continued Hearing. No person testified at the Continued Hearing in opposition to the Applicant’s requests. Applicant, during Continued Hearing testimony, stated applicant had no “opposition” to any part or section of the Staff Report.

The Hearings Officer reviewed all documents submitted into the evidentiary record. Included in the Hearings Officer’s review was a document submitted by Aaron and Elizabeth Faherty (“Faherty”). Staff referenced the Faherty record submission (Staff Report, page 11). Applicant, during Continued Hearing testimony responded to the issues raised in the Faherty record submission.

Staff, in the Staff Report, requested the Hearings Officer to address and/or consider specific issues. The following list includes a brief summary and Staff Report page reference for the issues raised by Staff:

Rezoning Standards, DCC 18.136.020 A.	Page 14
Purpose consistent with proposed zoning	Pages 15 & 16
Impacts surrounding land use DCC 18.136.020 C.2	Pages 17 & 18
Change or mistake in circumstances DCC 18.136.020 D.	Page 18
ID & retain accurately designated ag land Comp Plan 2.2.13	Pages 22 & 23
Transportation requirements OAR 660-024, div 24(1)(d)	Pages 30 – 32

As noted above, the Hearings Officer independently reviewed each of the issues raised by Staff as set forth above. The Hearings Officer addressed each of the specific Staff issues in the relevant findings below. The Hearings Officer finds that the Staff findings for all relevant approval criteria are, subject to the findings for the specific issues raised by Staff, based upon substantial evidence and analysis leading to supportable factual and legal conclusions. The Hearings Officer, therefore, finds that it is reasonable and appropriate that the Hearings Officer incorporate Staff findings. Where the Hearings Officer agrees with staff findings the Hearings Officer incorporates the Staff findings as the Hearings Officer findings in this case.

III. BASIC FINDINGS

LOT OF RECORD: The Hearings Officer finds that the following basic findings, as proposed by Staff, are supported by substantial evidence and properly interpreted relevant law.

The subject property tax lot 103 is a lot of record as it is recorded as Parcel 2 of Partition Plat 2023-28 (County File No. 247-23-000002-MP). However, per DCC 22.04.040, Verifying Lots of Record, lot of record verification is only required for certain permits:

- B. *Permits Requiring Verification.*
 1. *Unless an exception applies pursuant to subsection (B)(2) below, verifying a lot or parcel pursuant to subsection (C) shall be required prior to the issuance of the following permits:*

- a. *Any land use permit for a unit of land in the Exclusive Farm Use Zones (DCC Chapter 18.16), Forest Use Zone – F1 (DCC Chapter 18.36), or Forest Use Zone – F2 (DCC Chapter 18.40);*
- b. *Any permit for a lot or parcel that includes wetlands as shown on the Statewide Wetlands Inventory;*
- c. *Any permit for a lot or parcel subject to wildlife habitat special assessment;*
- d. *In all zones, a land use permit relocating property lines that reduces in size a lot or parcel;*
- e. *In all zones, a land use, structural, or non-emergency on-site sewage disposal system permit if the lot or parcel is smaller than the minimum area required in the applicable zone;*

In the *Powell/Ramsey* (PA-14-2, ZC-14-2) decision, the Hearings Officer held to a prior zone change decision (*Belveron* ZC-08-04; page 3) that a property’s lot of record status was not required to be verified as part of a plan amendment and zone change application. Rather, the applicant would be required to receive lot of record verification prior to any development on the subject property. Therefore, this criterion does not apply.

SITE DESCRIPTION: The Hearings Officer finds that the following basic findings, as proposed by Staff, are supported by substantial evidence and properly interpreted relevant law.

The subject property, in its current configuration, is approximately 1,637 acres in size², with portions of the west and south located within the city limits and urban growth boundary (UGB) of the City of Redmond as shown in **Figure 1**. The property was tentatively approved for a three parcel Partition via County File No. 247-23-000545-MP which would create three parcels, consisting of the following;

- Parcel 1: Parcel 1 will be ± 300 acres in size and is currently located entirely outside Redmond’s city limits and the Urban Growth Boundary.
- Parcel 2: Parcel 2 will consist of the remaining acres (±1,300 acres) and will have portions located both within the City of Redmond and Deschutes County.
- Parcel 3: Parcel 3 will be ±70 acres and is located entirely within Redmond’s city limits and the UGB. The applicant has submitted a concurrent Partition to City of Redmond for review (711-23-000145-PLNG)

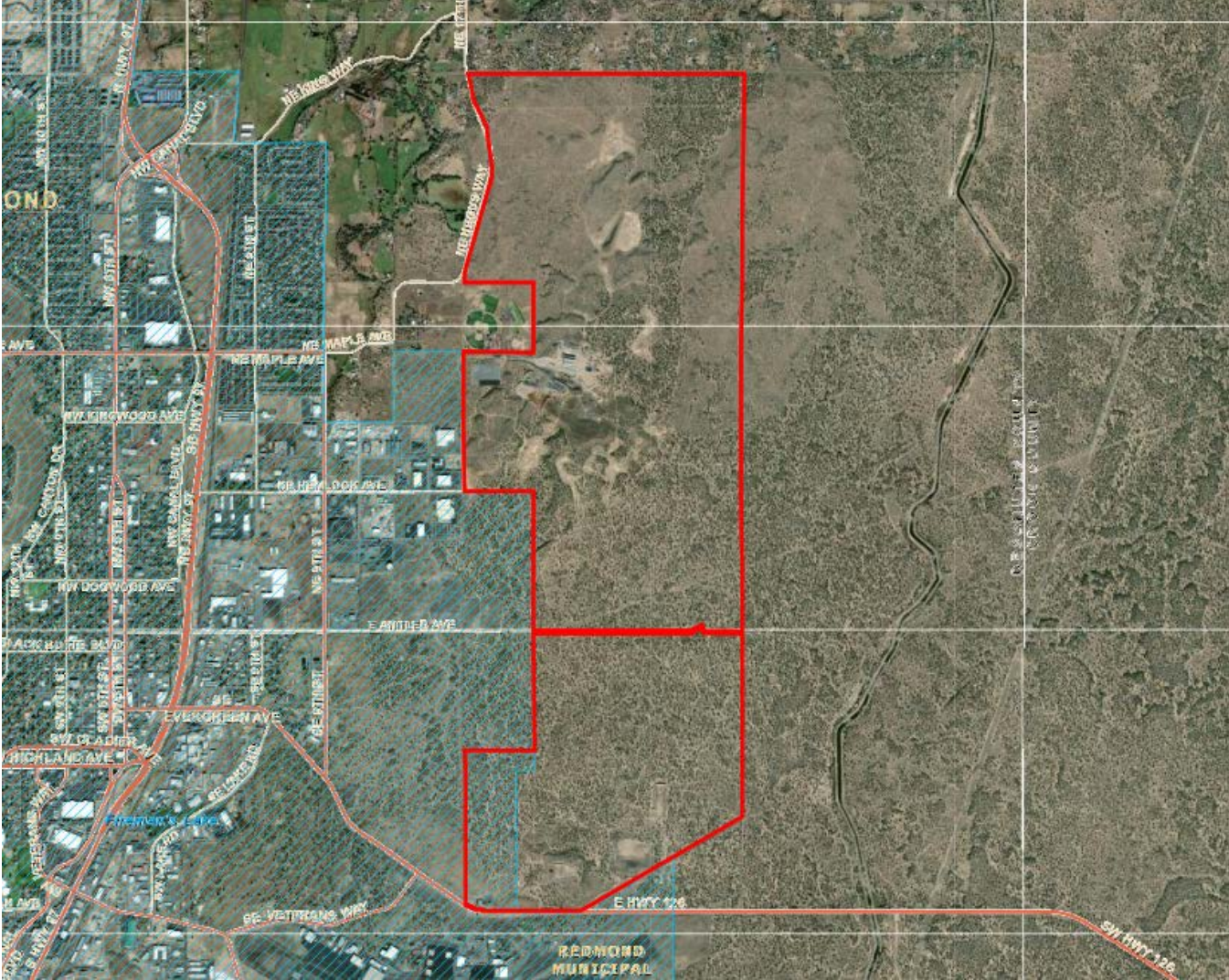
The final plat has not yet been recorded for the above referenced partition. The site has varying terrain and is vegetated with juniper trees and native shrubs and grasses. The property is not farmed, has no apparent history of farming, and is not irrigated. According to the Flood Insurance Rate Map (FIRM) for Deschutes County and the National Wetlands Inventory (NWI), respectively, the subject property is not located in the 100-year flood plain nor does it contain mapped wetlands.

The subject property includes approximately 320 acres of land zoned Surface Mining (“SM”) and occupied by Site No. 482 on the County's Surface Mining Mineral and Aggregate Inventory. This portion is developed with the Negus Transfer Station and Recycle Center.

² According to Partition Plat No. 2023-28, Parcel 2.

The subject property includes frontage along E Highway 126 to the south and NE Upas Avenue to the north. To the west, the subject property also has frontage along several roads including NE 17th Street, NE Kingwood Avenue, NE Maple Avenue, and NE Negus Way. The E Antler Avenue unimproved right of way bisects the property.

Figure 1 – Aerial View of Subject Property (Source: Deschutes County DIAL)



PROPOSAL: Staff, in the Staff Report, provided the following comments which the Hearings Officer finds accurately reflects the proposal in this case:

The applicant requests approval of a Comprehensive Plan Amendment to change the designation of a portion the subject property, approximately 228 acres, from Agricultural (AG) to Redmond Urban Growth Area (RUGA) and a corresponding Urban Growth Boundary (UGB) expansion. The applicant also requests a corresponding Zone Change to rezone the subject property from Exclusive Farm Use (EFU) to Urban Holding (UH-10).

The City of Redmond is the review agency for the following applications which are related to the overall development proposal but not evaluated as part of this staff report:

- 711-23-000146-PLNG – Comprehensive Plan Text Amendment to incorporate the need for the CORE23 facility and specific site requirements.
- 711-23-000147-PLNG – Urban Growth Boundary Expansion
- 711-23-000150-PLNG – Annexation of the 228-acre property
- 711-23-000149-PLNG – Zone Map Amendment to change the zoning from UH10 to Public Facilities (PF)
- 711-23-000148-PLNG – Master Development Plan

SOILS: Staff, in the Staff Report, provided the following comments which the Hearings Officer finds accurately reflects the proposal in this case:

According to the Natural Resources Conservation Service (NRCS) maps of the subject property, there are three mapped soil units.

35B, Deschutes-Stukel complex, dry 0-8 percent slopes. This soil unit is comprised of 50 percent Deschutes soil and similar inclusions, 35 percent Stukel soil and similar inclusions, and 15 percent contrasting inclusions. The Deschutes soil is well drained with moderately rapid permeability and an available water capacity of about 4 inches. The Stukel soil is well drained, with moderately rapid permeability and an available water capacity of about two inches. The contrasting inclusions consist of Redmond soils in swales, soils that have a loamy sand surface layer, and rock outcroppings. Major uses for this soil type include livestock grazing and irrigated cropland.

104A, Redmond sandy loam, 0-3 percent slopes. This soil unit is comprised of 85 percent Redmond soil and similar inclusions and 15 percent contrasting inclusions. The soil is well drained with moderate permeability and an available water capacity of about 4 inches. The contrasting inclusions consist of Buckbert, Deschutes and Houstake soils in swales, along with Stukel soils on ridges. The major use for this soil type is irrigated crop land and livestock grazing.

142B, Stukel-Rock outcrop - Deschutes complex, dry 0-8 percent slopes. This soil unit is comprised of 20 percent Deschutes soil and similar inclusions, 35 percent Stukel soil, 30 percent rock outcrop, and similar inclusions, and 15 percent contrasting inclusions. The Deschutes soil is well drained with moderately rapid permeability and an available water capacity of about 4 inches. The Stukel soil is well drained, with moderately rapid permeability and an available water capacity of about two inches. The contrasting inclusions consist of Redmond and Houstake soils in swales. Major uses for this soil type include livestock grazing.

SURROUNDING LAND USES: Staff, in the Staff Report, provided the following comments which the Hearings Officer finds accurately reflects the proposal in this case:

The surrounding land uses and zoning are described below.

West - To the west are lands located within the Redmond city limits and UGB. A portion of this area, on the north side of Highway 126 and directly west of the future CORE3 development, contains the Oasis Village transitional housing project and is planned for other commercial and industrial uses.

North and East - To the north is the Lake Park Estates subdivision that is zoned MUA-10 and developed with dwellings. Other uses include a radio transmission tower, natural gas pipeline, and a high voltage power line. The property to the east is zoned EFU, undeveloped, and owned by the Bureau of Land Management (BLM).

South - To the south is the Redmond Municipal Airport – Roberts Field, which is within the Redmond city limits and UGB. Hwy 126 also abuts the subject property along its southern boundary.

Southwest - To the southwest is 250 acres of vacant land owned by the Central Oregon Irrigation District (COID) and located within the Redmond city limits and UGB.

Staff also highlights those uses found on the county-owned lands located to the north and east to include the Negus Transfer Station, Redmond Area Park Recreation District sport fields, radio transmission tower, natural gas pipeline, high voltage power line, and the Antler Avenue unimproved right-of-way. Otherwise, the area is undeveloped and has relatively level topography with rock outcroppings and native vegetation. Further east are public lands managed by the Bureau of Land Management (BLM).

LAND USE HISTORY: Staff, in the Staff Report, provided the following comments which the Hearings Officer finds accurately reflects the proposal in this case:

The following is the land use history for that portion of the property located outside of the Redmond UGB and city limits:

- CU-81-89: Conditional Use permit for a ballpark in the EFU Zone.
- V-81-29: Variance to allow advertising signs at ballpark. There was no decision for this request.
- SP-84-41: Site Plan review for auto recycling storage yard in the M-2 Zone. This request was withdrawn.
- SP-86-51: Site Plan review for log storage and whole log chipping in the M-1 Zone.
- CU-91-137: Conditional Use permit for a caretaker's residence at the Redmond Rod and Gun Club.
- CU-92-165/SP-92-130: Alteration of a Nonconforming Use to change the Negus landfill to a transfer station and recycling center. This request was denied.
- CU-92- 214/SP-92-170/TU-92-64: Conditional Use permit and Site Plan review to change the Negus landfill to a transfer station and recycling center. This request was approved.
- CU-93-31: Conditional Use permit for a caretaker's residence at the Redmond Rod and Gun Club.

- LL-01-07: Property line adjustment.
- CU-07-13: Conditional Use permit improve and relocate Redmond Rod and Gun Club facilities.
- 247-19-000648-PA/649-ZC: Comprehensive Plan Amendment, UGB Amendment, Zone Change to expand the UGB of the City of Redmond and rezone a portion of the property to light and heavy Industrial (M-1 and M-2).
- 247-21-000440-PA: Comprehensive Plan Amendment to change 40 acres of property from Agriculture to Redmond Urban Growth Area to accommodate the future Skyline Village Affordable Housing site.
- 247-21-000865-MP: Minor partition to create two (2) parcels that include property located both inside and outside the city limits and urban growth boundary of the City of Redmond.
- 247-23-000002-MP: Minor partition to create two (2) parcels that include property located both inside and outside the city limits and urban growth boundary of the City of Redmond.
- 247-23-000545-MP: Minor partition to create three (3) parcels that include property located both inside and outside the city limits and urban growth boundary of the City of Redmond.

PUBLIC AGENCY COMMENTS: The Planning Division mailed notice of application on July 7, 2023, to several public agencies and received the following comments:

Deschutes County Senior Transportation Planner, Tarik Rawlings

I have reviewed the transmittal materials for file 247-23-000543-PA, 544-ZC, 545-MP for a Plan Amendment, Zone Change, corresponding Urban Growth Boundary (UGB) Expansion, and Minor Partition for development of the Central Oregon Ready, Responsive, Resilient (CORE3) public safety facility on 1,671.44 acres to the northeast of the City of Redmond at 2525 E HWY 126, Redmond, OR 97756 aka County Assessor’s Map 15-13-00, Tax Lot 103. The proposal would divide the subject property into three (3) parcels. Parcel 1 is proposed to contain the CORE3 facility, be included into the expanded Redmond UGB, and will be approximately 300 acres in size. Parcel 2 will remain within Deschutes County and will be approximately 1,300 acres in size. Parcel 3 is currently within the Redmond UGB, will remain in the Redmond UGB, and will be 71 acres in size. The subject property currently has Deschutes County Comprehensive Plan designations of Agricultural (AG) and Surface Mining (SM) and has County zoning within the Exclusive Farm Use (EFUAL) Zone, Surface Mining (SM) Zone, Airport Safety (AS) Combining Zone, Surface Mining Impact Area (SMIA) Combining Zone and the Redmond Urban Reserve Area (RURA). Portions of the subject property are also within the City of Redmond’s Exclusive Farm Use (EFUAL) Zone, Limited Service Commercial (C4) Zone, Light Industrial (M1), and Heavy Industrial (M2) Zones. The proposal would annex Parcel 1 and change the zoning designation from EFUAL to County Urban Holding (UH-10). The City of Redmond will concurrently review a Zone Change request to change the zoning designation from UH-10 to the City Public Facility (PF) Zone and an annexation into the city limits.

The subject property will be brought into the City of Redmond as a result of the proposal. There currently is no specific proposal to develop the land while in County jurisdiction, and the Applicant’s transportation consultant has prepared an assessment

dated February 22, 2023 reviewing the potential trip generation of the property and planned improvements to affected City facilities. The provided traffic analysis is based on City code as the development is not permissible within the EFU Zoning District. There were no adverse effects outlined in the assessment. County staff will defer to the City of Redmond and ODOT regarding review of the traffic study based on the impending UGB expansion and annexation. Because the Parcel 1 CORE3 site is accessed from State Highway 126 and City roadways, County staff will defer to the City and ODOT regarding any access permitting issues. It is unclear to County staff whether the subject property has an approved access approach from ODOT regarding Highway 126. Staff notes that DCC 17.48.210(B) could apply if the access remains outside of the proposed Redmond UGB and City Limits. If a potential access approach to Highway 126 is now within the Redmond UGB or City Limits, or will be included in the Redmond UGB or City Limits as a result of the subject proposal, then DCC 17.48.210(B) would not apply.

Under the Joint Area Management Agreement between City of Redmond and Deschutes County (included as Appendix G.2 of the submitted application materials), jurisdictional transfer of roads and road rights of way are accomplished as part of annexation. The site is currently served by: Hwy 126, a state highway under the jurisdiction of Oregon Department of Transportation (ODOT) and functionally classified as a principal arterial to the south; NE 17th Street and NE Kingwood Avenue roads within the City of Redmond's jurisdiction and functionally classified as City local roads to the west; NE Maple Avenue a public road not maintained by Deschutes County otherwise known as a Local Access Road (LAR) and functionally classified as a local to the west; NE Negus Way a public road maintained by Deschutes County and functionally classified as a Rural Collector to the northwest; and NE Upas Avenue a public road not maintained by Deschutes County otherwise known as a Local Access Road (LAR) and functionally classified as a local to the north. Adequacy of current and future transportation facilities will be reviewed per the Redmond development code as the land is proposed to develop.

Parcel 2 resulting from the proposed Minor Partition (as identified in the submitted application materials) will continue to be within County zoning and jurisdiction. Deschutes County Code (DCC) at 18.116.310(C)(3)(a) states no traffic analysis is required for any use that will generate less than 50 new weekday trips. Partitions do not generate any trips and, therefore, the proposed Minor Partition land use will not meet the minimum threshold for additional traffic analysis. Where Parcel 2 takes access from either NE Negus Way or NE Upas Avenue, the applicant will need to either provide a copy of an approved driveway permit from Deschutes County or be required to obtain one as a condition of approval to meet the access permit requirements of DCC 17.48.210(A) for the proposed parcels.

The entirety of proposed Parcel 1 (the CORE3 location) and the majority of proposed Parcels 2 and 3 are within the Airport Safety (AS) Combining Zone associated with the Redmond Municipal Airport. Staff finds that a standard review of the AS standards outlined in DCC 18.80.044 Table 1 would recognize the proposal as an Institutional land use category, provided that the proposed use does not include "overnight accommodations, such as hotels, motels, hospitals and dormitories...". Staff is unclear whether the proposal includes

dormitories. Despite the provisions of DCC 18.80, staff will ultimately defer to the Oregon Department of Aviation (ODA) regarding the proposals compatibility with airport operations and infrastructure.

Board Resolution 2013-020 sets a transportation system development charge (SDC) rate of \$5,603 per p.m. peak hour trip. Given a partition does not generate any trips, no roadway capacity is consumed as that term is commonly understood. Additionally, the proposed CORE3 use will be within the expanded Redmond UGB and City Limits and the City will apply their own SDCs rather than the County. Therefore, County SDCs are not triggered by the proposal.

If you have any questions, please let me know.

Deschutes County Road Department – Cody Smith

I have reviewed the application materials for the above-referenced file number, proposing a zone change, UGB expansion, and three-parcel partition for Tax Lot 1513000000103 associated with the CORE3 facility project. The subject property abuts the following public road rights of ways under the jurisdiction of Deschutes County:

The roads listed above would all abut Proposed Parcel 2, which is not proposed for further development at this time. Pursuant to DCC 17.22.030, the Road Department has considered the need for improvement of the above-listed public roads as part of this proposed development and has determined that road improvement is unnecessary as it will provide negligible benefit to the transportation system in proportion to the development’s impact on the roads.

The proposed partition would constitute series partitioning pursuant to DCC 17.08. Road Department staff find that the existing County road system can accommodate the increase in trips generated by the new parcels.

Staff note that development of areas brought within the Redmond UGB will be subject to the Joint Management Agreement for the Redmond Unincorporated Urban Growth Area (CJ 2007-444).

Deschutes County Road Department requests that approval of the proposed land uses be subject to the following conditions:

Prior to final plat approval by Road Department:

- The surveyor preparing the plat shall, on behalf of the applicant, submit information showing the location of the existing roads in relationship to the rights of way to Deschutes County Road Department. This information can be submitted on a worksheet and does not necessarily have to be on the final plat. All existing road facilities and new road improvements are to be located within legally established or dedicated rights of way. In no case shall a road improvement be located outside of a dedicated road right of way. If research reveals that inadequate right of way exists or that the existing roadway

is outside of the legally established or dedicated right of way, additional right of way will be dedicated as directed by Deschutes County Road Department to meet the applicable requirements of DCC Title 17 or other County road standards. This condition is pursuant to DCC 17.24.060(E),(F), and (G) and 17.24.070(E)(8).

- All easements of record or existing rights of way shall be noted on the final partition plat pursuant to DCC 17.24.060(E),(F), and (H).
- Applicant shall submit plat to Road Department for approval pursuant to DCC 17.24.060(R)(2), 100, 110, and 140.

Central Oregon Irrigation District – Spencer Stauffer

Please be advised that Central Oregon Irrigation District (COID) has reviewed the request for approval of a Comprehensive Plan Amendment to change the designation of the subject property from Agricultural (AG) to Redmond Urban Growth Area (RUGA) and a corresponding Urban Growth Boundary (UGB) expansion. The applicant also requests a corresponding Zone Change to rezone the subject property from Exclusive Farm Use (EFU) to Urban Holding (UH-10). The applicant has also submitted a concurrent Minor Partition (File No. 247-23-000545-MP) to divide a ±1,637-acre property into three (3) parcels. One parcel will create a ±300-acre parcel for the CORE3 site, one will remain within the Redmond Urban Reserve Area and Deschutes County, and the third will remain within the Redmond UGB. The purpose of these applications is to allow for the development of the Central Oregon Ready, Responsive, Resilient (CORE3) facility. The CORE3 facility will address a need for both a centralized public safety training facility and a coordination center for emergency response operations. (dated July 7, 2023). COID has no facilities or water rights on the subject property (TAXLOT: 1513000000103).

Oregon Department of Aviation – Brandon Pike

Thank you for providing the opportunity for the Oregon Department of Aviation (ODAV) to comment on file number(s): 247-23-000543-PA, 544-ZC, 545-MP.

ODAV has reviewed the proposals and prepared the following comment(s):

1. In accordance with FAR Part 77.9 and OAR 738-070-0060, future development at this site will likely be required to undergo aeronautical evaluations by the FAA and ODAV. The aeronautical evaluations are initiated by the applicant providing separate notices to both the FAA and ODAV to determine if the proposal poses an obstruction to aviation safety. The applicant should receive the resulting aeronautical determination letters from the FAA and ODAV prior to approval of any building permits.
2. The height of any new structures, trees, and other planted vegetation should not penetrate FAR Part 77 Imaginary Surfaces, as determined by the FAA and ODAV.

- 3. Any proposed external lights should be designed as to not interfere with aircraft or airport operations.

Jevra Brown, Department of State Lands

FYI, there are no Statewide Wetlands Inventory mapped features on TL 15S 13E 00 #103 (entire). See attached "DeschutesCoRedmond.pdf."

The following agencies did not respond to the notice: Deschutes County Assessor, Deschutes County Onsite Wastewater Division, Bureau of Land Management, Deputy State Fire Marshal, Deschutes County Property Management, Oregon Department of Transportation, Oregon Department of Agriculture, Redmond Airport, Redmond Fire & Rescue, Redmond Public Works, Redmond City Planning, County Property Address Coordinator, Department of Environmental Quality, Watermaster – District 11, Department of Land Conservation and Development.

PUBLIC COMMENTS: The Planning Division mailed notice of the application to all property owners within 750 feet of the subject property on July 7, 2023. The applicant also complied with the posted notice requirements of Section 22.24.030(B) of Title 22. The applicant submitted a Land Use Action Sign Affidavit indicating the applicant posted notice of the land use action on July 12, 2023. Staff received one public comment copied below which is included in the application record.

Aaron and Elizabeth Faherty

As property owners near the proposed land use application File Numbers: 247-23-000543-PA, 544-ZC, 545-MP. We do not approve of this application. While the proposed land use application to change the boundary for CORE3 site does seem like an appropriate location, we are fearful that changing the boundary from farm use to Urban growth Boundary will expand Urban development for the city of Redmond. Many of the water wells in Lake Park Estates and surrounding Agricultural land have already experienced a drought on their water wells. We fear this current land use application, if approved, will increase the risk of surrounding water wells going dry. For this reason we do not approve of the current land use application.

The Hearings Officer takes note that applicant's proposal, if approved by the County and City of Redmond, will connect to the City of Redmond water and sewer systems. The Hearings Officer finds that Faherty's water concerns are sincere and generally appropriate that in this case water wells in the vicinity of the subject property will not be negatively impacted because of water and sewer service provision by the City of Redmond (as opposed to private wells and septic systems).

NOTICE REQUIREMENT: The applicant complied with the posted notice requirements of Section 22.23.030(B) of Deschutes County Code (DCC) Title 22. The applicant submitted a Land Use Action Sign Affidavit, dated July 12, 2023, indicating the applicant posted notice of the land use action on the property on that same date. On February 1, 2024, the Planning Division mailed a Notice of Public Hearing to agencies and all property owners within 750 feet of the subject property for a public hearing to be held on March 19, 2024. A Notice of Public Hearing was published in the Bend Bulletin

on Sunday, February 4, 2024. Notice of the first County evidentiary hearing was submitted to the Department of Land Conservation and Development on February 12, 2024.

At the applicant’s request, the March 19, 2024 hearing was continued to a date and time uncertain. Subsequently, a Notice of Public Hearing was mailed on July 18, 2024 for the continued hearing to be held on August 8, 2024. A Notice of Public Hearing was published in the Bend Bulletin on July 19, 2024.

REVIEW PERIOD: According to Deschutes County Code 22.20.040(D), the review of the proposed quasi-judicial Plan Amendment and Zone Change application is not subject to the 150-day review period.

III. FINDINGS & CONCLUSIONS

In order to approve the comprehensive plan amendment and zone change request, the proposal must comply with the criteria found in statutes, statewide planning goals and guidelines and their implementing administrative rules, County comprehensive plan, and land use procedures ordinance. Each of these approval criteria is addressed in the findings below.

Title 18 of the Deschutes County Code, County Zoning

CHAPTER 18.24. REDMOND URBAN RESERVE AREA COMBINING ZONE

Section 18.24.10. Purposes.

The Redmond Urban Reserve Area (RURA) Combining Zone implements the Deschutes County Comprehensive Plan for those areas designated as urban reserve. The RURA Combining Zone maintains lands for rural uses in accordance with state law, but in a manner that ensures a range of opportunities for the orderly, economic, and efficient provision of urban serves when these lands are included in the Redmond Urban Growth Boundary.

Section 18.24.070. Limitations for Future Urban Development

The following limitations shall apply to uses allowed by DCC 18.24.020 and 18.24.030. Zone changes and plan amendments involving land within the RURA Combining Zone and Multiple Use Agricultural, Surface Mining, or Rural Residential zoning districts that propose more intensive uses, including higher residential density, than currently allowed are prohibited.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

A portion of the subject property to be included within the Urban Growth Boundary falls within the RURA Combining Zone. As proposed, the RURA Zone will be removed from the subject property in conjunction with this application request and therefore will no longer apply upon approval of the subject applications and incorporation within the City of Redmond. In this case,

the RURA is not in combination of the Multiple Use Agricultural or Rural Residential zoning districts. The application does not affect land within the Surface Mine (SM) zone.

The Hearings Officer finds the Applicant’s statement and Staff’s findings/comments quoted above are based upon substantial evidence and correct interpretation of the language of the criterion.

CHAPTER 18.52. SURFACE MINING ZONE

FINDING: The overall subject property includes approximately 319 acres of land identified as Surface Mine Site No. 482 on the County’s Surface Mining Mineral and Aggregate Inventory and is further identified as the Negus Transfer Station and Recycle Center. The subject property does not include the SM-zoned region of the subject property.

Chapter 18.56, Surface Mining Impact Area Combining Zone (SMIA)

Staff, in the Staff Report, provided the following findings/comments:

The subject property is located within the SMIA Zone in association with mine site(s)no. 482. However, the portion subject to this amendment does not include the associated SMIA designation and therefore, the existing SMIA designation will not be affected by this amendment.

The Hearings Officer finds the Applicant’s statement and Staff’s findings/comments quoted above are based upon substantial evidence and correct interpretation of the language of the criterion.

Chapter 18.80, Airport Safety Combining Zone (AS)

Section 18.80.020. Application of Provisions.

The provisions of DCC 18.80.020 shall only apply to unincorporated areas located under airport imaginary surfaces and zones, including approach surfaces, transitional surfaces, horizontal surfaces, conical surfaces and runway protection zones. While DCC 18.80 identifies dimensions for the entire imaginary surface and zone, parts of the surfaces and/or zones do not apply within the Redmond, Bend or Sisters Urban Growth Boundaries. The Redmond Airport is owned and operated by the City of Redmond, and located wholly within the Redmond City Limits...

FINDING: Staff, in the Staff Report, provided the following findings/comments:
The Hearings Officer finds the Applicant’s statement and Staff’s findings/comments quoted above are based upon substantial evidence and correct interpretation of the language of the criterion.

The subject property is entirely within the County Airport Safety Combining Zone (AS) associated with the Redmond Airport (Robert’s Field). City of Redmond has land use regulations that also protect the Redmond Airport. This transition from County-zoned lands to Redmond UGB-zoned

lands, as proposed, will remove the existing County AS Combining Zone from the subject property. Transportation and airport policies are discussed below in more detail.

The proposal is not subject to the County AS Zone review as no development is proposed at this time.

The Hearings Officer finds the Applicant’s statement and Staff’s findings/comments quoted above are based upon substantial evidence and correct interpretation of the language of the criterion.

Section 18.80.026. Notice of Land Use and Permit Applications.

Except as otherwise provided herein, written notice of applications for land use or limited land use decisions, including comprehensive plan or zoning amendments, in an area within this overlay zone, shall be provided to the airport sponsor and the Department of Aviation in the same manner as notice is provided to property owners entitled by law to written notice of land use or limited land use applications. [ORS 836.623(1); OAR 738-100-010; ORS 215.416(6); ORS 227.175(6)]

For the Redmond, Bend, Sunriver, and Sisters airports:

- A. Notice shall be provided to the airport sponsor and the Department of Aviation when the property, or a portion thereof, that is subject to the land use or limited land use application is located within 10,000 feet of the sides or ends of a runway:***
- B. Notice of land use and limited land use applications shall be provided within the following timelines.***
 - 1. Notice of land use or limited land use applications involving public hearings shall be provided prior to the public hearing at the same time that written notice of such applications is provided to property owners entitled to such notice.***
 - 2. Notice of land use or limited land use applications not involving public hearings shall be provided at least 20 days prior to entry of the initial decision on the land use or limited land use application.***
 - 3. Notice of the decision on a land use or limited land use application shall be provided to the airport sponsor and the Department of Aviation within the same timelines that such notice is provided to parties to a land use or limited land use proceeding.***
 - 4. Notices required under DCC 18.80.026(B)(1-3) need not be provided to the airport sponsor or the Department of Aviation where the land use or limited land use application meets all of the following criteria:***
 - a. Would only allow structures of less than 35 feet in height;***
 - b. Involves property located entirely outside the approach surface;***
 - c. Does not involve industrial, mining or similar uses that emit smoke, dust or steam; sanitary landfills or water impoundments; or radio, radiotelephone, television or similar transmission facilities or electrical transmission lines; and***
 - d. Does not involve wetland mitigation, enhancement, restoration or creation.***

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Planning Division mailed notice of the proposed land use application and scheduled public hearing at the same time that written notice of such applications was provided to property owners entitled to such notice. Notice was mailed to Oregon Department of Aviation and Redmond Airport. Comments from the Oregon Department of Aviation are included above in the staff report and in the application record. No comments were received from the Redmond Airport.

The Hearings Officer finds the Applicant’s statement and Staff’s findings/comments quoted above are based upon substantial evidence and correct interpretation of the language of the criterion.

Chapter 18.136, Amendments

Section 18.136.010, Amendments

DCC Title 18 may be amended as set forth in DCC 18.136. The procedures for text or legislative map changes shall be as set forth in DCC 22.12. A request by a property owner for a quasi-judicial map amendment shall be accomplished by filing an application on forms provided by the Planning Department and shall be subject to applicable procedures of DCC Title 22.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The applicant on behalf of the property owner has requested a quasi-judicial plan amendment and filed the applications for a plan amendment and zone change. The applicant has filed the required land use application forms for the proposal. The application will be reviewed utilizing the applicable procedures contained in Title 22 of the Deschutes County Code.

The Hearings Officer finds the Applicant’s statement and Staff’s findings/comments quoted above are based upon substantial evidence and correct interpretation of the language of the criterion.

Section 18.136.020, Rezoning Standards

The applicant for a quasi-judicial rezoning must establish that the public interest is best served by rezoning the property. Factors to be demonstrated by the applicant are:

- A. That the change conforms with the Comprehensive Plan, and the change is consistent with the plan's introductory statement and goals.***

FINDING: Staff, in the Staff Report, provided the following findings/comments:

In previous Hearings Officer’s decisions, comprehensive plan goals and policies do not constitute mandatory approval criteria for quasi-judicial zone changes. Instead, the goals and policies are implemented through the zoning ordinance, and thus if the proposed zone change is consistent with the applicable provisions of the zoning ordinance it also will be consistent with the plan. Nevertheless, the provisions of Deschutes County’s comprehensive plan below are the relevant provisions of the plan that should be considered in reviewing applications to change the zoning

of EFU to a plan designation of RUGA and Zoning of UH10. Relevant sections of the Deschutes County Comprehensive Plan is reviewed below within this Staff Report. In previous comprehensive plan and zone change recommendations³ to the Board of County Commissioners, Hearings Officers have found that the introductory statement of the Comprehensive Plan is aspirational in nature and not necessarily approval criteria.

The Hearings Officer agrees with the Staff conclusion that this section is aspirational in nature and not approval criteria.

B. That the change in classification for the subject property is consistent with the purpose and intent of the proposed zone classification.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

In response to subsection (B) of this policy, the applicant’s burden of proof provides the following:

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.

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.

The purpose of the UH10 Zone is described in DCC 20.12.010, which is addressed above in the applicant’s response. Staff finds the proposed Zone Change will allow orderly development consistent with the Redmond Comprehensive Plan by retaining the subject property as undeveloped land until it is annexed, at which time Redmond Comprehensive

³ Powell/Ramsey decision (PA-14-2, ZC-14-2) and Landholdings Decision (247-16-000317-ZC, 318-PA).

Plan and Zoning designations will be applied. The provisions of the UH10 zone are intended to preserve land for future urban development. Staff finds the UH10 Zone is an appropriate zoning designation for the subject property, based on the planned annexation.

Staff finds the Applicant has demonstrated the change in classification is consistent with the purpose and intent of the UH10 Zone, and asks the Hearings Officer to amend or add to these findings as the Hearings Officer sees fit.

The Hearings Officer finds the Applicant’s statement and Staff’s findings quoted above are based upon substantial evidence and correct interpretation of the language of the criterion. The Hearings Officer finds it is unnecessary to amend or add to Staff’s quoted findings.

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.**

FINDING: Staff, in the Staff Report, provided the following findings/comments:

Although there are no plans to develop the property in its current state, the above criterion specifically asks if the proposed zone change will *presently* serve public health, safety, and welfare. The applicant provided the following response in the submitted burden of proof statement:

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.

No issues have been identified in the record regarding service provision to the subject property. The Redmond UGB is currently adjacent to the west side of the subject property. Staff finds the proximity to the Redmond UGB will allow for efficient provision of public services upon annexation. In addition, master planning projects upon annexation will ensure adequate land is provided for public facilities. As noted by the applicant, coordination has begun with public utility providers to ensure necessary public facilities and services can be provided.

Staff reiterates that prior to development of the properties, the applicant would be required to comply with the applicable requirements of the Deschutes County Code or the Redmond Development Code. Development on the site is planned to occur after annexation under the planned Redmond zoning designation. Regardless, through these development review processes, assurance of adequate public services and facilities will be verified. Staff finds this provision is met.

The Hearings Officer finds the above applicant statement and staff findings address the Faherty email comments. The Hearings Officer finds Faherty's concern related to the ongoing viability of wells in the subject property vicinity is a legitimate general concern but the provision of water and wastewater services by the City of Redmond eliminates the risk to wells raised by Faherty. The Hearings Officer finds the Applicant's statement and Staff's findings quoted above are based upon substantial evidence and correct interpretation of the language of the criterion.

2. The impacts on surrounding land use will be consistent with the specific goals and policies contained within the Comprehensive Plan.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

In response to this criterion, the applicant's burden of proof provides the following:

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.

The proposed Zone Change from EFU to UH will not generate additional development or impacts to surrounding properties. The UH Zone will function as a holding zone to preserve the subject property in its current configuration until it is brought into the City of Redmond, and new urban zoning designations are assigned. If any development occurs while the property remains within Deschutes County zoning, all necessary land use permits will need to be obtained and compatibility with surrounding uses will be evaluated.

The Applicant provided specific findings for each relevant Comprehensive Plan goal and policy, which are addressed below. Staff finds the Applicant has demonstrated the impacts on surrounding land use will be consistent with the specific goals and policies contained within the Comprehensive Plan, and asks the Hearings Officer to amend or add to these findings as the Hearings Officer sees fit.

The Hearings Officer finds the Applicant's Burden of Proof discussion of this criterion and Staff's findings quoted above are based upon substantial evidence and correct interpretation of the language of the criterion. The Hearings Officer finds it is unnecessary to amend or add to Staff's quoted findings.

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.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant proposes to rezone the properties from EFU to UH and re-designate the properties from Agriculture to RUGA. The Applicant provided the following response in the submitted burden of proof statement:

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 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.

It is unclear to staff why the subject property was initially zoned EFU. Staff is unaware of any evidence such as soil classification, availability of irrigation, or historic farming, which explains its current zoning. It does not appear the property has ever been farmed, likely owing to its lack of water and proximity to urban uses. Staff agrees with the applicant’s findings that there have been several particularly relevant changes in circumstances that warrant a zone change. Staff finds the applicant has demonstrated compliance with this criterion, but asks the Hearings Officer to amend or add to these findings as the Hearings Officer sees fit.

The Hearings Officer finds the Applicant’s Burden of Proof discussion of this criterion and Staff’s findings quoted above are based upon substantial evidence and correct interpretation of the language of the criterion. The Hearings Officer finds it is unnecessary to amend or add to Staff’s quoted findings.

Title 20, Redmond Urban Reserve Area Ordinance
CHAPTER 20.36. AMENDMENTS

Section 20.36.010. Authorization to Initiate Amendments.

- A. An amendment to the text of DCC Title 20 or a legislative amendment to a zoning or plan map may be initiated by either the City, the Board, Planning Commission or an Owner.**
- B. Quasi-judicial plan map amendments shall be initiated by an Owner.**
- C. An Owner shall initiate a request for an amendment by filing an application with the Director.**

FINDING: The applicant is requesting a quasi-judicial UGB reconfiguration together with a Deschutes County Comprehensive Plan amendment and zone change. The proposal has been initiated by the owner, Deschutes County, by filing concurrent applications with the City of Redmond and Deschutes County.

Section 20.36.020. Zone-Comprehensive Plan Amendments.

The Hearings Body shall hold a public hearing on a quasi-judicial zone change or Comprehensive Plan amendment in accordance with the provisions of the Joint Management Agreement.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The applicant submitted a copy of the Joint Management Agreement between the City of Redmond and Deschutes County (DC Document No. 2007-110). The initial public hearings will be held before a County Hearings Officer and the Redmond Urban Area Planning Commission (RUAPC) for their respective applications. The RUAPC held a public hearing on April 24, 2024 that

was continued to May 1, 2024 where they recommended approval of the application to the Redmond City Council. The Redmond City Council held a public hearing on July 23, 2024 and approved the application package before the City. The Deschutes County Board of Commissioners is the final local review body for the applications before the County. Staff finds this is consistent with all provisions of the Joint Management Agreement.

The Hearings Officer finds the Staff's findings quoted above are based upon substantial evidence and correct interpretation of the language of the criterion.

Section 20.36.030. Criteria for Map Amendments.

For all zoning or Comprehensive Plan map amendments, the applicant shall show the proposed change:

- A. Conforms with the applicable state statutes;***
- B. Conforms with the applicable state wide planning goals and Oregon Administrative Rules (OAR) whenever they are determined to be applicable;***
- C. Conforms with the City Comprehensive Plan.***

FINDING: Staff, in the Staff Report, provided the following findings/comments:

As detailed throughout this report, staff finds the proposal before the County for the UGB reconfiguration, plan amendment, and zone change conforms to the applicable state statutes, state wide planning goals, and Oregon Administrative Rules. Conformance with the Redmond Comprehensive Plan will be reviewed as part of the city process.

The Hearings Officer finds the Staff's findings quoted above are based upon substantial evidence and correct interpretation of the language of the criterion.

Section 20.36.040. Legislative Amendment Procedure.

Except as set forth herein, legislative zone, plan or map changes shall be heard pursuant to the procedures set forth in the Joint Management Agreement.

FINDING: The applicant is requesting for a quasi-judicial plan and map amendment. Although this criterion is not applicable, staff anticipates that the application before Deschutes County will be processed in accordance with the procedures of the Joint Management Agreement between the City of Redmond and Deschutes County.

Section 20.36.050. Limitations on Reapplications.

- A. No application of a owner for an amendment to the text of DCC Title 20, to the City Comprehensive Plan map or to the Title 20 zoning map shall be considered by the Hearings Body within a six month period immediately following a previous denial application.***
- B. If, in the opinion of the Hearings Body, however, new evidence or a change of circumstances warrant it, the Hearings Body may permit a new application.***

FINDING: The applicant does not expect reapplication will be necessary. In the event, however, that reapplication becomes necessary, the applicant understands that these provisions will apply.

Deschutes County Comprehensive Plan

CHAPTER 1 COMPREHENSIVE PLANNING

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.***

FINDING: Staff, in the Staff Report, provided the following findings/comments::

The Applicant provided the following response in the submitted burden of proof statement:

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.

The subject application is being evaluated based on an objective review of compliance with Statewide Planning Goals, Deschutes County Comprehensive Plan policies, and Oregon Administrative Rules. A public hearing will be held before a Hearings Officer on August 8, 2024, and members of the public can attend and testify at that hearing. Pursuant to DCC 22.28.030, the Board of County Commissioners will take final action on the application after a recommendation from the Hearings Officer. This Comprehensive Plan Amendment and Zone

Change application will be evaluated through an open process that allows for public input and follows Deschutes County's Procedures Ordinance.

The City of Redmond has undertaken parallel planning efforts to amend their Comprehensive Plan, Zoning Map, develop a Concept Plan for the subject property, and annex the subject property and facilitate a master planning process. The RUAPC held a public hearing on April 24, 2024 that was continued to May 1, 2024 where they recommended approval of the application to the Redmond City Council. The Redmond City Council held a public hearing on July 23, 2024 and approved the application package before the City. These City-led efforts allow for greater public involvement in the planning and development of the subject property, even though they are not directed specifically at the subject Comprehensive Plan Amendment and Zone Change application.

Staff finds that within each of the steps described above, there is an open and public process that is based on an objective evaluation of facts. Further, these multi-step planning processes are interrelated and require regional coordination, and staff finds they demonstrate cooperation and partnership between the County, City, and State agencies. This criterion will be met.

The Hearings Officer finds the Staff's findings quoted above are based upon substantial evidence and correct interpretation of the language of the criterion.

Chapter 2. Resource Management

Section 2.2, Agricultural Lands Policies

Goal 1. Preserve and maintain agricultural lands and the agricultural industry.

Policy 2.2.1 Retain agricultural lands through Exclusive Farm Use zoning

Policy 2.2.3 Allow comprehensive plan and zoning map amendments 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.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

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.

This plan policy provides direction to Deschutes County to develop new policies to provide clarity when EFU parcels can be converted to other designations. The applicant is pursuing a subsequent application process through the City of Redmond to annex, rezone, and master plan the property for public facility development, pursuant to OAR 660-024-0040.

The Hearings Officer finds the Staff's findings quoted above are based upon substantial evidence and correct interpretation of the language of the criterion.

Policy 2.2.5 Uses allowed in Exclusive Farm Use zones shall comply with State Statute and Oregon Administrative Rule.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

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.

Staff finds this policy is not applicable to the application at hand. The applicant is pursuing a subsequent application process through the City of Redmond to annex, rezone, and master plan the property for public facility development, pursuant to OAR 660-024-0040.

The Hearings Officer finds the Staff's findings quoted above are based upon substantial evidence and correct interpretation of the language of the criterion.

Policy 2.2.13 Identify and retain accurately designated agricultural lands

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

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.

Staff is unaware of any evidence such as soil classification, availability of irrigation, or historic farming, which explains the current zoning of the subject property. It does not appear the property has ever been farmed, likely owing to its lack of water and proximity to urban uses. Staff finds the applicant has demonstrated compliance with this policy, but asks the Hearings Officer to amend or add to these findings as the Hearings Officer sees fit.

The Hearings Officer finds the Applicant’s Burden of Proof discussion of this criterion and Staff’s findings quoted above are based upon substantial evidence and correct interpretation of the language of the criterion. The Hearings Officer finds it is unnecessary to amend or add to Staff’s quoted findings.

Section 2.5, Water Resources Policies

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.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

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.

Staff agrees that any potential negative water impacts of future development will be identified and mitigated during the development review process for the site. Staff adds that one component of the site selection process for the CORE3 site included consideration of proximity to water and wastewater infrastructure.

The Hearings Officer finds the Staff's findings and Applicant's quoted statement above are based upon substantial evidence and correct interpretation of the language of the criterion.

Section 2.8 Energy Policies

FINDING: The Applicant provides responses pertaining to these three goals in their response to Statewide Planning Goal 13, Energy Conservation, below.

Section 2.9 Environmental Quality

Goal 1. Maintain and improve the quality of the air, water and land.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

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.

The proposed zoning designation, UH-10, is intended to serve as a holding zone while the property remains undeveloped. The County will not be the review agency for development on this property. The applicant provides responses pertaining to these two goals in their response to Statewide Planning Goal 6, Air, Water, and Land Resources Quality, below.

The Hearings Officer finds the Staff's findings quoted above are based upon substantial evidence and correct interpretation of the language of the criterion.

Goal 2. Promote sustainable building practices that minimize the impacts on the natural environment.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

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).

The applications under County review do not include development of the site. The proposed zoning designation, UA, is intended to serve as a holding zone while the property remains undeveloped. The Applicant is not required to provide detailed information on future building practices and building materials as part of this application. Future site development will be reviewed by the City of Redmond. Therefore, staff finds this goal is not applicable.

The Hearings Officer finds the Staff's findings quoted above are based upon substantial evidence and correct interpretation of the language of the criterion.

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 2.10.1 *Goal 5 mining inventories, ESEEs and programs are retained and not repealed.*

Policy 2.10.3 *Balance protection of mineral and aggregate resources with conflicting resources and uses*

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

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.

Staff agrees with the applicant's response and notes that no land currently zoned or designated Surface Mine is proposed to be changed as part of this application request. Further, the Goal 5 resource is protected by the SMIA Zone which extends beyond the SM zoned site. However, this application does not remove the SMIA Zone or any existing Goal 5 protections that may apply to surrounding land.

Based on the information, staff finds the proposed amendment is consistent with this policy and will not interfere with the neighboring Goal 5 resource.

The Hearings Officer finds the Staff's findings quoted above are based upon substantial evidence and correct interpretation of the language of the criterion.

CHAPTER 3 RURAL GROWTH MANAGEMENT

Section 3.3 Rural Housing

Goals and Policies

Goal 1 *Maintain the rural character and safety of housing in unincorporated Deschutes County.*

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The proposed UGB amendment results in approximately 228 acres that will be added to the Redmond UGB. Staff finds the proposed amendment will not adversely impact the rural character and safety of housing in the unincorporated Deschutes County, as the property is not planned to be used for housing. Therefore, the proposal complies with the rural housing Goal 1.

The Hearings Officer finds the Staff's comments quoted above are based upon substantial evidence and correct interpretation of the language of the goal.

Goal 2 *Support agencies and non-profits that provide affordable housing.*

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The policies identified under Goal 2 are not applicable to this application.

The Hearings Officer finds the Staff's comments quoted above are based upon substantial evidence and correct interpretation of the language of the goal.

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.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

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.

Staff agrees with the applicant's response. Further, the development review process required by the City of Redmond will ensure the mitigation of any impacts to the rural economic uses that could occur on neighboring properties, including an appropriate urban-rural interface, building height restrictions, screening, landscaping, and open space requirements.

The Hearings Officer finds the Staff's findings quoted above are based upon substantial evidence and correct interpretation of the language of the goal/section.

Section 3.5 Natural Hazards

Goal 1 Protect people, property, infrastructure, the economy and the environment from natural hazards.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

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.

Potential natural hazards on the subject property include wildfire and winter storm risks, as is typical throughout Central Oregon. There are no mapped flood or volcano hazards. However, staff finds the goals and policies of this section are not directly relevant to this proposal. Nonetheless, as the applicant states, the CORE3 facility will act as the State Resiliency Center during a Cascadia subduction event and provide critical emergency services on a local, regional, and statewide scale.

The Hearings Officer finds the Staff's findings/comments quoted above are based upon substantial evidence and correct interpretation of the language of the goal/section/policy.

Policy 3.5.3 Coordinate with emergency service providers when new development is proposed.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

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.

Staff notes that the County review of the plan amendment and zone change does not include site development. However, as stated by the applicant, the development of the CORE3 facility has been a multi-year and multi-agency coordination effort. Furthermore, local emergency service providers were provided notice of the application. Staff finds this policy is met.

The Hearings Officer finds the Staff's findings/comments quoted above are based upon substantial evidence and correct interpretation of the language of this goal/section/policy.

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.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

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.

Staff notes that the County review of the plan amendment and zone change does not include site development. There are no mapped flood or volcano hazards. Additional hazards include wildfire and winter storm risks, which are identified in the County's Comprehensive Plan. Staff finds that the goals and policies of this section not applicable or relevant to this proposal.

The Hearings Officer finds the Staff's findings/comments quoted above are based upon substantial evidence and correct interpretation of the language of this goal/section/policy.

Section 3.6 Public Facilities and Services Policies

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.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The policies identified under Goal 1 are not applicable to this application. Nonetheless, the Applicant provided the following response in the submitted burden of proof statement:

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).

Staff acknowledges that the intention of the subject applications is to support orderly, efficient and cost-effective siting of urban public facilities and services. However, development of the actual CORE3 facility will occur under the authority of the City of Redmond.

The Hearings Officer finds the Staff's findings/comments quoted above are based upon substantial evidence and correct interpretation of the language of the goal/section/policy.

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.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

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.

Staff agrees with the applicant's response.

The Hearings Officer finds the Staff's findings/comments quoted above are based upon substantial evidence and correct interpretation of the language of the criterion.

Section 3.7 Transportation

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.

FINDING: The Applicant provided the following response in the submitted burden of proof statement:

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.

Staff notes that the Transportation planning program has been summarized and incorporated into the Deschutes County Transportation System Plan ("TSP"), which was adopted by Ordinance 2012-005 and is contained with Appendix C of the County Comprehensive Plan. The applicable goals and policies of the TSP are addressed below under Appendix C.

The Hearings Officer finds the Staff's findings/comments quoted above are based upon substantial evidence and correct interpretation of the language of this goal/section/policy.

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.**

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

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.

The development of the subject site will ultimately be reviewed by the City of Redmond. However, Staff notes the Oregon Department of Transportation was provided notice of the County application. Therefore, this policy is met.

The Hearings Officer finds the Staff's findings/comments quoted above are based upon substantial evidence and correct interpretation of the language of the goal/section/policy.

CHAPTER 4 URBAN GROWTH MANAGEMENT

Section 4.2 Urbanization Policies

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.*

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

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).

Staff concurs with the Applicant's analysis and finds they have demonstrated coordination between Deschutes County, the City of Redmond, and special districts. The CORE3 facility is the result of a regional effort led by the Central Oregon Intergovernmental Council (COIC) who facilitates regional coordination amongst local, state, and federal agencies.

While the future development of the CORE3 project site will be reviewed by the City of Redmond, staff finds the coordination during that process is relevant in addressing this criterion.

The Hearings Officer finds the Staff's findings/comments quoted above are based upon substantial evidence and correct interpretation of the language of the goal/section/policy.

Goal 2. Coordinate with cities, special districts and stakeholders on urban growth area zoning for lands inside urban growth boundaries but outside city boundaries.

Goal 3. Coordinate with cities, special districts and stakeholders on policies and zoning for lands outside urban growth boundaries but inside urban reserve areas.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The proposed zoning designation, UH-10, will serve as a holding zone while the subject property is inside the Redmond UGB but outside city boundaries, until annexation. The above goals will not be applicable to the subject property if the application is approved. The proposal seeks to bring the subject property into the Redmond UGB as well as annex the property into the City of Redmond. Goals 2 and 3 are not applicable to properties within city boundaries.

The Hearings Officer finds the Staff's findings/comments quoted above are based upon substantial evidence and correct interpretation of the language of the goal/section/policy.

**OREGON ADMINISTRATIVE RULES CHAPTER 660
LAND CONSERVATION AND DEVELOPMENT DEPARTMENT**

OAR 660-024, Division 24, Urban Growth Boundaries

Section 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:

FINDING: Staff, in the Staff Report, provided the following findings/comments:

All statewide goals and related administrative rules are applicable with the proposed UGB amendment, except as noted below. Based on the findings below, no exception is provided to this requirement.

The Hearings Officer finds the Staff's findings quoted above are based upon substantial evidence and correct interpretation of the language of the goal/section/policy. The Hearings Officer adopts the above-quoted Staff findings.

- 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);***

FINDING: Staff, in the Staff Report, provided the following findings/comments:

These provisions are not applicable to this application since this proposal is not seeking a goal exception.

The Hearings Officer finds the Staff's findings quoted above and correctly interpret the language of the goal/section/policy.

b) Goals 3 and 4 are not applicable.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

Goals 3 and 4 are not applicable.

The Hearings Officer finds the Staff's findings quoted above and correctly interpret the language of the goal/section/policy.

(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;

FINDING: Staff, in the Staff Report, provided the following findings/comments:

Goal 5 resources are listed in the acknowledged Comprehensive Plan. There is an identified Goal 5 resource on the subject property but the portion of the property subject to the amendment does not include the inventoried Goal 5 resource.

The Hearings Officer finds the Staff's findings quoted above are based upon substantial evidence and correct interpretation of the language of the goal/section/policy.

(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;

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The applicant has applied for a concurrent review with the City of Redmond. Pending the outcome of this UGB amendment application, the applicant plans to rezone the property to Public Facilities (PF) within the City of Redmond Zoning Code. Therefore, these requirements do not apply.

However, staff asks the Hearings Officer to amend or add to these findings as the Hearings Officer sees fit.

However, if the Transportation Planning Rule applies, the applicant has provided the following response:

As documented in Appendix E. Transportation Studies (TGR – TPR), rezoning the subject site from EFU to UH-10 to allow the development of the CORE3 facility will not adversely impact the existing transportation system.

Transportation Planning Rule Conclusions: The “reasonable worst-case scenario” for the full build out of the MDP (all Phases) is estimated to be 600 daily trips and 65 weekday peak-hour trips. As described, Phase 1 will produce only 150 daily trips and 16 peak-hour trips. This trip generation is not significant, per Policy 1F.5 of the Oregon Highway Plan (OHP). The OHP reads “Any proposed amendment that does not increase the average daily trips by more than 400 is not considered significant”. Therefore, Phase 1 of the MDP will not produce a significant impact on the transportation system.

However, the full buildout of the CORE3 facility could constitute a significant effect. When future phases of the MDP are proposed, additional analyses per the TPR and RDC may be required. At this stage, only Phase 1 impact evaluation and mitigation measures in the form of a trip-cap are proposed.

Staff notes that the UH10 interim zone is a holding zone prior to the planned annexation of the subject property. Uses allowed in the UH10 Zone are of a similar nature to that of the EFU Zone.

However, Staff asks the Hearings Officer to amend or add to these findings as the Hearings Officer sees fit.

The Hearings Officer finds the Applicant’s Burden of Proof discussion of this criterion and Staff’s findings quoted above are based upon substantial evidence and correct interpretation of the language of the goal/section/policy. The Hearings Officer finds it is unnecessary to amend or add to Staff’s quoted findings.

- (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.***

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The above three provisions are not applicable to the proposal. The subject property is not within the Willamette River Greenway Boundary or within a coastal shorelands boundary, and the proposal is a UGB amendment.

The Hearings Officer finds the Staff's findings quoted above are based upon substantial evidence and correct interpretation of the language of the goal/section/policy. The Hearings Officer adopts the above-quoted Staff findings.

(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.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The proposed UGB and amendments to the UGB are shown on the city and county plan and zone maps at a scale sufficient to determine the precise UGB location. The location does not presently align with lot or parcel lines, in this case, and so the inclusion area will be defined with a metes and bounds legal description, until such time as it aligns with lot or parcel lines.

The Hearings Officer finds the Staff's findings quoted above are based upon substantial evidence and correct interpretation of the language of the goal/section/policy.

Section 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 660, div 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.

(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).

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

And OAR 660-024-0040(3) allows cities to review and amend their UGB based on only one category of land, like public facilities.

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.

Staff concurs and finds that the provisions of OAR 660-024-0065, as noted below, were followed to determine this land need.

The Hearings Officer finds the Staff's findings quoted above are based upon substantial evidence and correct interpretation of the language of the goal/section/policy.

Section OAR 660-024-0050 Land Inventory and Response to Deficiency

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. [...]

FINDING: Staff findings for this section (including footnote 4) are set forth below:

The Applicant provided the following response in the submitted burden of proof statement:

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)⁴
- 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.

Applicant's Figure 3 300-Acre Sites within UGB (Appendix F)



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

⁴ 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.

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.

Applicant's Figure 4 300-Acre Sites within UGB (Appendix F)



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.

Based on the applicant’s response to the site selection process with regards to the UGB, staff finds these provisions are met.

The Hearings Officer finds the Staff’s findings quoted above are based upon substantial evidence and correct interpretation of the language of the goal/section/policy.

Section OAR 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;

FINDING: Staff, in the Staff Report (including footnotes 5 & 6), provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

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:

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 areas⁵ within one and one-half mile from the existing Redmond UGB.

⁵ 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]⁶. 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].

The Hearings Officer finds the Staff's findings quoted above are based upon substantial evidence and correct interpretation of the language of the goal/section/policy.

(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.

FINDING: Staff findings and comments, including photographs/figures, for this section are set forth below:

⁶ 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.

Applicant's Figure 5 Preliminary Study Area (Appendix F)

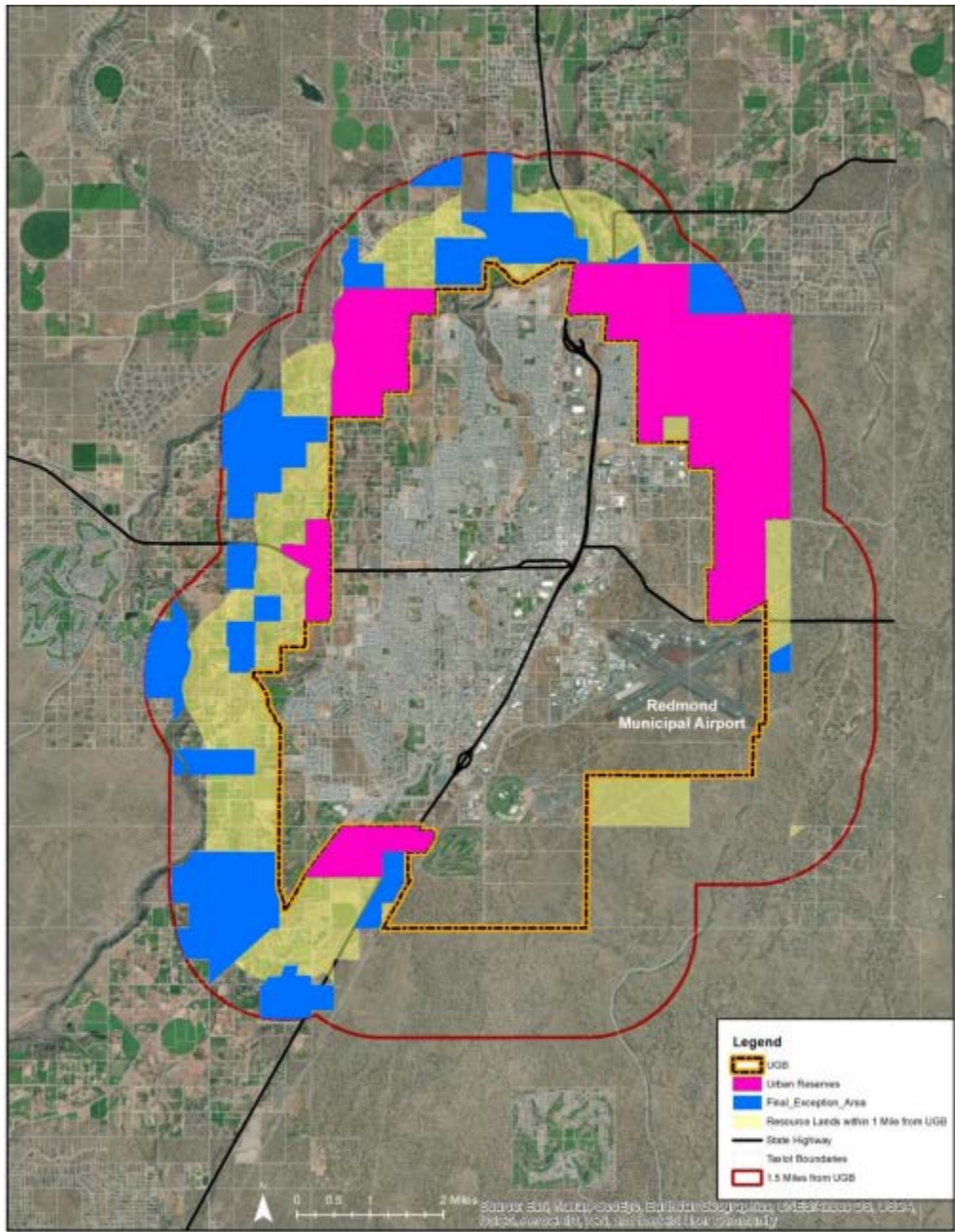


Figure 5 Preliminary Study Area

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.

Applicant's Figure 6 Preliminary Study Area (Appendix F)

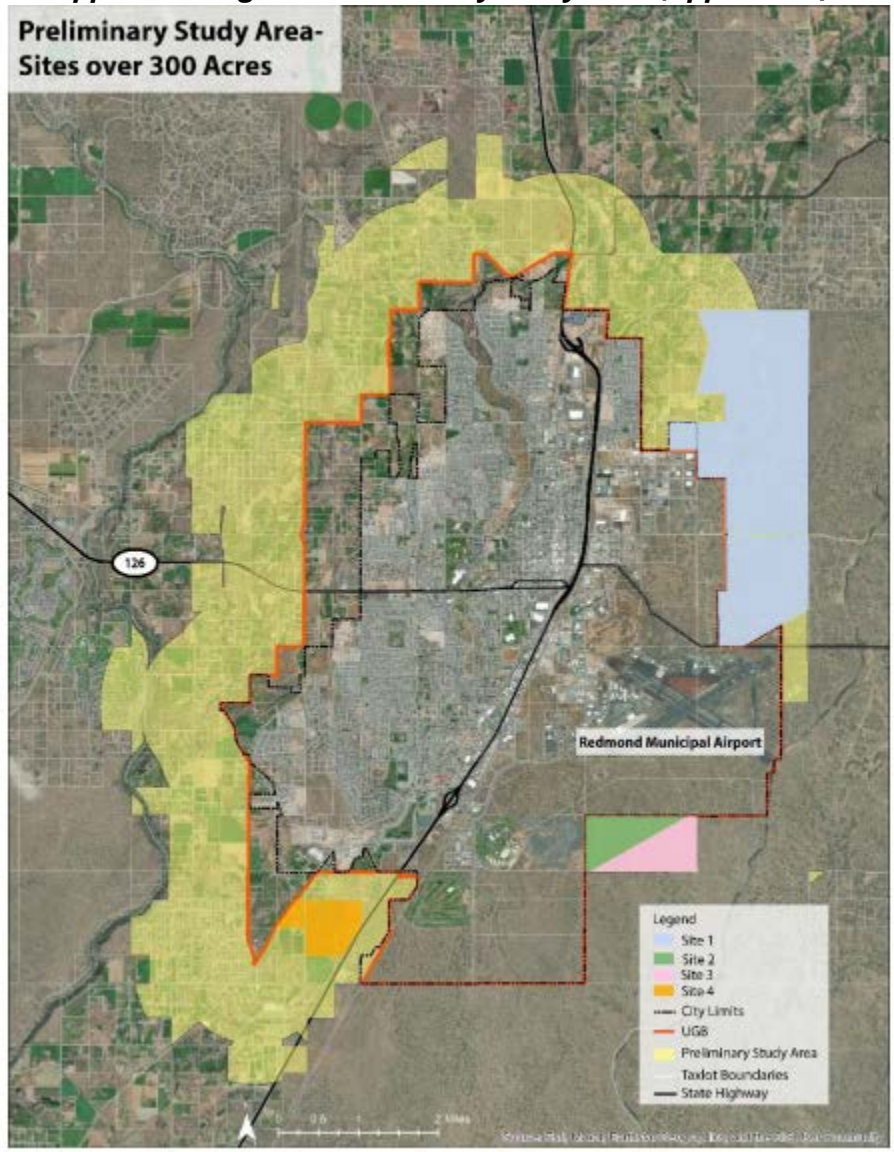


Figure 6 Sites Over 300 Acres in the Preliminary Study Area

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.

Applicant's Figure 7 Preliminary Study Area (Appendix F)

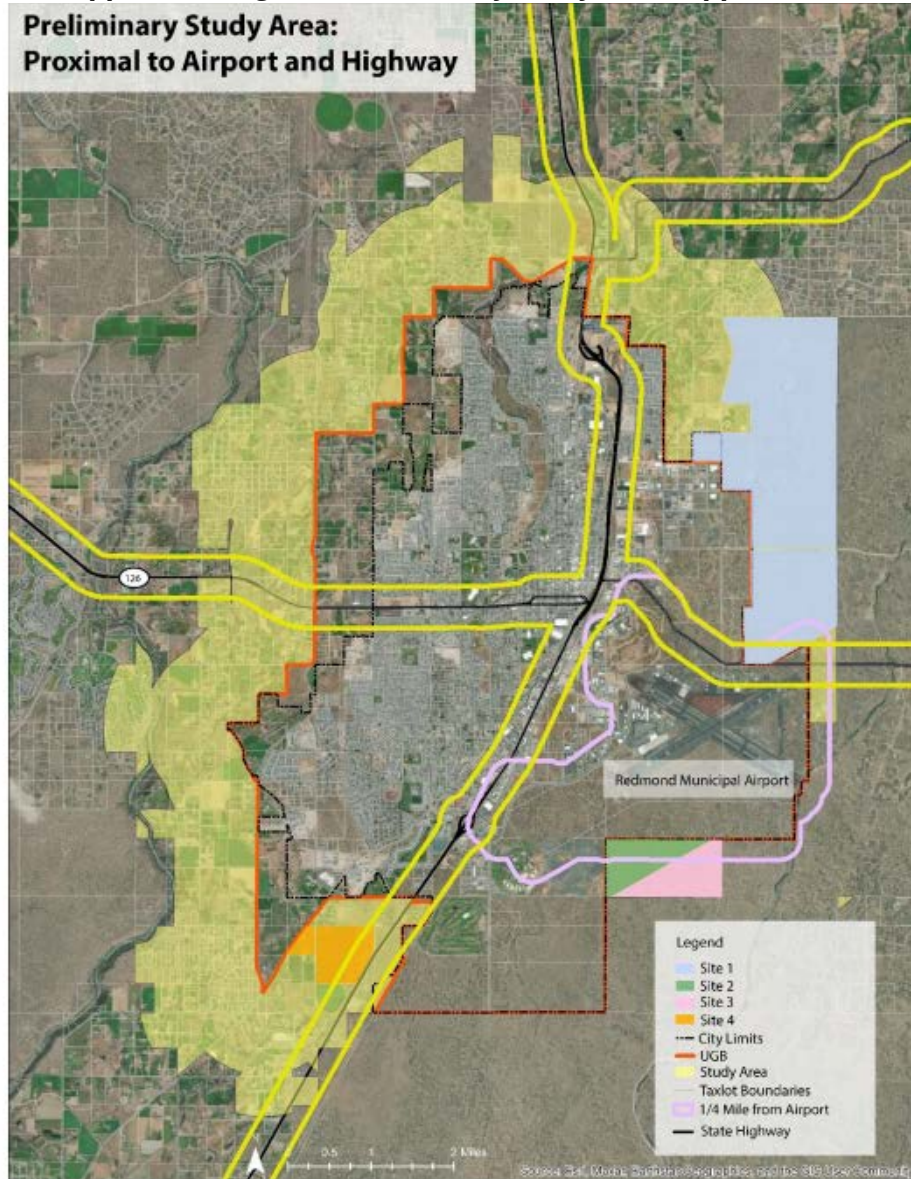


Figure 7 Sites Over 300 Acres and Near Redmond Airport in Preliminary Study Area

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.

Applicant's Figure 8 Final Study Area (Appendix F)

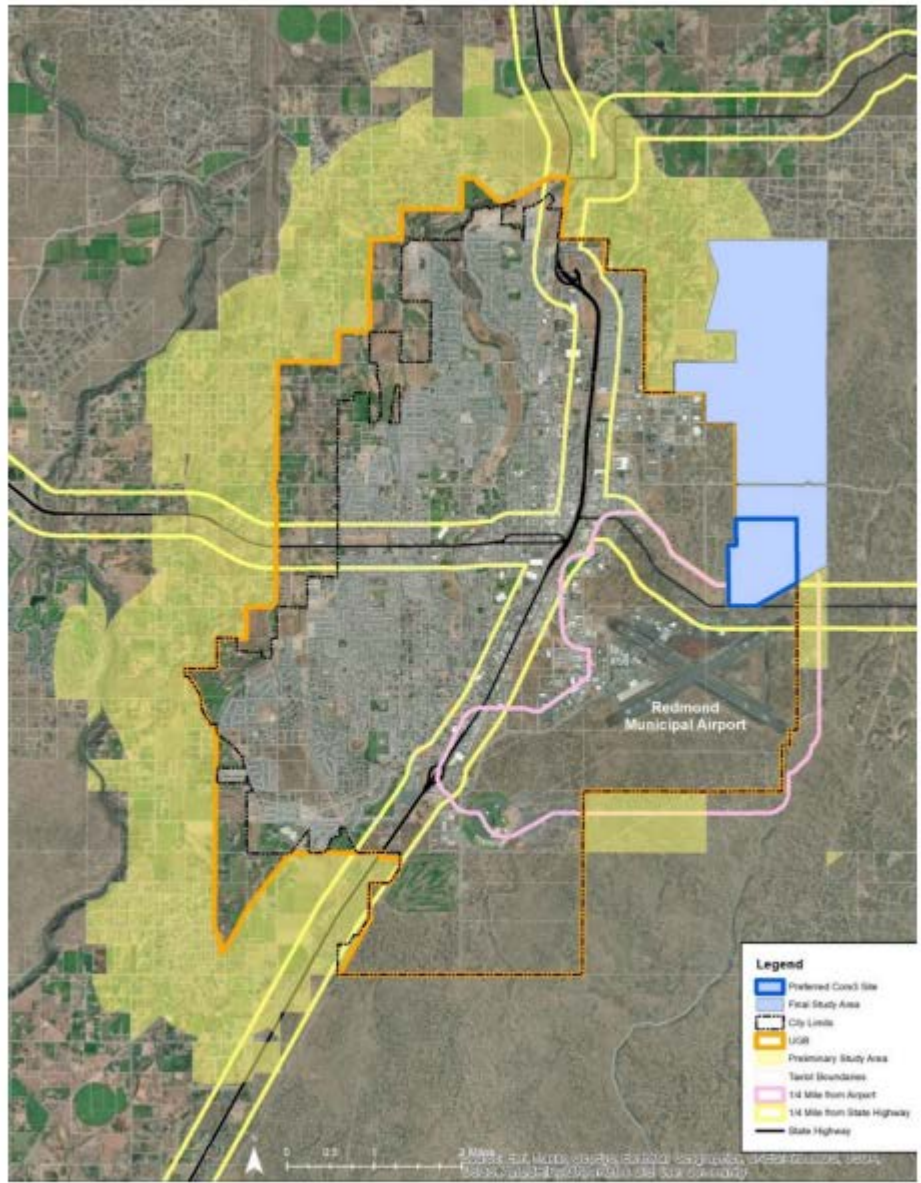


Figure 8 Final Study Area

Based on the applicant's response to the site selection process with regards to the UGB, staff finds these provisions are met.

The Hearings Officer finds the Staff's findings and comments quoted above are based upon substantial evidence and correct interpretation of the language of the goal/section/policy.

(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.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

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.

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.

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.

Staff finds the applicant’s site selection analysis and methodology appropriately followed OAR 660-024-0065(3) to establish a narrow study area specific to a public facility need.

The Hearings Officer finds the Staff’s findings and comments quoted above are based upon substantial evidence and correct interpretation of the language of the goal/section/policy.

Section 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.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

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 of the current Urban Growth Boundary, a public road running through the CORE3 facility would present security and access issues.

Staff agrees with the applicant’s analysis and notes that 228 acres are proposed to be included in the UGB to satisfy the demonstrated public facility land need for the CORE3 facility. Further, the 228-acre project site is located in the Redmond URA – the first priority for inclusion into UGBs as guided by the applicable OAR’s and ORS’s.

The Hearings Officer finds the Staff’s findings and comments quoted above are based upon substantial evidence and correct interpretation of the language of the goal/criterion/policy.

Section 660.024.0070. UGB Adjustments.

DIVISION 15, STATEWIDE PLANNING GOALS (OAR 660-015)

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.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

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.

During the plan amendment and zone change process, public notice of the proposal was provided to affected agencies and property owners in the surrounding area. Planning staff mailed and published notice of the proposal and public hearing. The County will hold a public hearing before the County Hearings Officer. The City of Redmond will hold a public hearing before the Redmond Planning Commission. Goal 1 will be met.

The Hearings Officer finds the Staff’s findings and comments quoted above are based upon substantial evidence and correct interpretation of the language of the goal/criterion/policy.

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.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

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.

In accordance with Goal 2, the applicant has submitted an application to the County and the City of Redmond for the UGB expansion, plan amendment, and zone change. Staff finds the proposed plan amendment and zone change satisfies this goal because the proposal has been reviewed in accordance with the County's acknowledged planning review process.

The Hearings Officer finds the Staff's findings and comments quoted above are based upon substantial evidence and correct interpretation of the language of the goal/criterion/policy.

Goal 3: Agricultural Lands

To preserve and maintain agricultural lands.

FINDING: Staff findings and comments for this section are set forth below:

The Applicant provided the following response in the submitted burden of proof statement:

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".

Staff agrees with the applicant's response.

Further, staff recognizes this application is unique as the property was identified through a regional needs assessment. The applicant analyzed alternatives previously in this application to preserve and maintain agricultural lands to the greatest extent possible. Staff finds the applicant provided sufficient analysis that this property is not viable agricultural land.

The Hearings Officer finds the Staff's findings and comments quoted above are based upon substantial evidence and correct interpretation of the language of the goal/criterion/policy.

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.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

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".

Staff agrees with the applicant's response. Further, the subject property does not include forest land.

The Hearings Officer finds the Staff's findings and comments quoted above are based upon substantial evidence and correct interpretation of the language of the goal/criterion/policy.

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

To protect natural resources and conserve scenic and historic areas and open spaces.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

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.

Staff agrees with the applicant. The subject property does not include any Goal 5 resources that would be impacted by this proposal.

The Hearings Officer finds the Staff’s findings and comments quoted above are based upon substantial evidence and correct interpretation of the language of the goal/criterion/policy.

Goal 6: Air, Water and Land Resources Quality

To maintain and improve the quality of the air, water and land resources of the state.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

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.

As discussed previously, the subject property includes the Redmond Rod and Gun Club, a former shooting range used by the Deschutes County Sheriff, and an unpermitted disposal area. Development of the CORE3 facility is planned to occur under the authority of the City of Redmond. Nonetheless, the applicant has included a site remediation plan, dated May 4, 2020, prepared by the environmental consulting firm, APEX (Applicant's Appendix G.4). The remediation plan was reviewed by the Department of Environmental Quality (Applicant's Appendix G.5, dated July 2020) and includes alternatives for remediation actions. Moreover, the remediation plan for the property will ensure clean-up of the property will be completed in conjunction with development and will meet all DEQ requirements.

The Hearings Officer finds the Staff's findings and comments quoted above are based upon substantial evidence and correct interpretation of the language of the goal/criterion/policy.

Goal 7: Areas Subject to Natural Hazards

To protect people and property from natural hazards.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

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 wetlands 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.

Staff finds wildfire risk is the primary natural disaster concern on the subject property. There are no mapped flood hazards or steep slopes on the subject property. As stated, development of the CORE3 facility will be reviewed by the City of Redmond. However, staff notes the master development plan proposes improved transportation access which can provide benefits if a natural disaster were to occur and the subject property needed to be evacuated or accessed by emergency service providers. The planned annexation will also allow it to be served by urban service providers.

The Hearings Officer finds the Staff’s findings and comments quoted above are based upon substantial evidence and correct interpretation of the language of the goal/criterion/policy.

Goal 8: Recreational Needs

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

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

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.

Staff concurs with the applicant and finds this goal is not applicable because the proposed plan amendment and zone change do not reduce or eliminate any opportunities for recreational facilities either on the subject property or in the area.

The Hearings Officer finds the Staff’s findings and comments quoted above are based upon substantial evidence and correct interpretation of the language of the goal/criterion/policy.

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.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

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.

Staff concurs and finds Goal 9 is met. The approval of this application will not adversely impact economic activities of the state or local area.

The Hearings Officer finds the Staff's findings and comments quoted above are based upon substantial evidence and correct interpretation of the language of the goal/criterion/policy.

Goal 10: Housing

To provide for the housing needs of citizens of the state.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

Goal 10 is not applicable to the proposed amendments because the site does not contain residential land and no housing is proposed.

Staff concurs and finds the application does not reduce or eliminate any opportunities for housing on the subject property or in the area. This goal is not applicable.

The Hearings Officer finds the Staff's findings and comments quoted above are based upon substantial evidence and correct interpretation of the language of the goal/criterion/policy.

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.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

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.

Review of the CORE3 facility development will be facilitated by the City of Redmond upon annexation. Nonetheless, the applicant states that the proposed CORE3 facility can be adequately served by public facilities. Staff finds the proposal is consistent with Goal 11.

The Hearings Officer finds the Staff’s findings and comments quoted above are based upon substantial evidence and correct interpretation of the language of the goal/criterion/policy.

Goal 12: Transportation

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

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

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.

This goal is implemented through OAR 660-012, commonly known as the Transportation Planning Rule (TPR), which is addressed in a previous finding.

The Hearings Officer finds the Staff’s findings and comments quoted above are based upon substantial evidence and correct interpretation of the language of the goal/criterion/policy.

Goal 13: Energy Conservation

To conserve energy.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

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 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).

Staff concurs with the Applicant's response and finds this Goal is met.

The Hearings Officer finds the Staff's findings and comments quoted above are based upon substantial evidence and correct interpretation of the language of the goal/criterion/policy.

Goal 14: Urbanization

To provide for orderly and efficient transition from rural to urban use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

The Applicant provided the following response in the submitted burden of proof statement:

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.

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 identified a 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 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.

Staff concurs with the Applicant’s response and notes that consistency with Goal 14 and it’s implementing rules OAR Chapter 660, Division 24, ORS 197.298, and 197A.320, emphasizes two central questions: is there enough land within the UGB to accommodate future population growth over 20 years, and if not, which land is suitable to bring within the existing UGB. These factors were evaluated in the Applicant’s Appendix F where they demonstrated compliance with the applicable OARs and ORS. These criteria and associated findings are also included above in the staff report. Staff finds that, as the applicant has demonstrated therein, there is sufficient evidence to demonstrate that the proposal is consistent with all of them.

For these reasons, the proposal is consistent with Statewide Planning Goal 14.

- Goal 15: Willamette River Greenway
- Goal 16: Estuarine Resources
- Goal 17: Coastal Shorelands
- Goal 18: Beaches and Dunes
- Goal 19: Ocean Resources

The Hearings Officer finds the Staff’s findings and comments quoted above are based upon substantial evidence and correct interpretation of the language of the goal/criterion/policy.

FINDING: Staff, in the Staff Report, provided the following findings/comments:

These Goals are not applicable because the proposed amendment and zone change area is not within the Willamette Greenway, and does not possess any estuarine areas, coastal shorelands, beaches and dunes, or ocean resources.

The Hearings Officer finds the Staff’s findings and comments quoted above are based upon substantial evidence and correct interpretation of the language of the goal/criterion/policy.

IV. CONCLUSION AND RECOMMENDATION:

Staff provided the following conclusion language:

Staff finds that the applicant has met the burden of proof necessary to justify the request to change the Plan Designation of the subject property from Agriculture to Redmond Urban Growth Area, to change the zoning of the subject property from Exclusive Farm Use (EFU) to Urban Holding (UH10), and to expand the Urban Growth Boundary through effectively demonstrating compliance with the applicable criteria of DCC Title 18 (Deschutes County Zoning Ordinance), DCC Title 20 (Redmond Urban Area Zoning Ordinance), the Deschutes County Comprehensive Plan, and applicable sections of OAR and ORS.

The Hearings Officer concurs with Staff's above-quoted conclusions. The Hearings Officer recommends approval of a Comprehensive Plan Amendment to change the designation of a portion the subject property, approximately 228 acres, from Agricultural ("AG") to Redmond Urban Growth Area ("RUGA") and a corresponding Urban Growth Boundary ("UGB") expansion and also a corresponding Zone Change to rezone the subject property from Exclusive Farm Use ("EFU") to Urban Holding ("UH-10").

DATE: August 30, 2024



Gregory J. Frank
Deschutes County Hearings Officer

Attachment(s): Project Site Map



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: November 4, 2024

SUBJECT: Board Order No. 2024-045, denying an applicant-Initiated text amendment to allow mini-storage in the MUA-10 Zone adjacent to Highway 97

RECOMMENDED MOTION:

Move approval of Board Order No. 2024-045, denying an applicant-Initiated text amendment to allow mini-storage in the MUA-10 Zone adjacent to Highway 97.

BACKGROUND AND POLICY IMPLICATIONS:

On October 30, 2024, the Board conducted deliberations on an applicant-initiated text amendment to allow mini storage as a conditional use in certain areas of the Multiple Use Agricultural (MUA-10) Zone along Highway 97 (File No. 247-23-000732-TA).

At the conclusion of its deliberations, the Board approved denying the requested text amendment. Board Order No. 2024-045 formalizes this decision.

BUDGET IMPACTS:

None

ATTENDANCE:

Nicole Mardell, AICP, Senior Planner
Stephanie Marshall, Senior Assistant Legal Counsel

REVIEWED

LEGAL COUNSEL

For Recording Stamp Only

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON

An Order Denying File No. 247-23-000732- *
TA, an Applicant-Initiated Text Amendment * ORDER NO. 2024-045
to Allow Mini-Storage in the MUA-10 Zone *
adjacent to Highway 97.

WHEREAS, the Planning Commission and Board of County Commissioners ("Board") are the hearings bodies for legislative text amendments; and

WHEREAS, on October 20, 2023, Schwabe, Williamson, and Wyatt submitted a text amendment application to amend Deschutes County Code (DCC), Title 18, County Zoning to allow for mini-storage in the Multiple Use Agricultural - 10 Acre Minimum (MUA-10) zone along State Highway 97 as a conditional use under certain conditions; and

WHEREAS, on July 11, 2024, the Planning Commission held a public hearing on the proposal, at the conclusion of which the Commission closed the public hearing and allowed an open record period that concluded on July 18, 2024; and

WHEREAS, the Planning Commission conducted deliberations on August 8, 2024, and voted 4-0 to recommend approval of the proposed text amendment; and

WHEREAS, on September 25, 2024, the Board held a public hearing on the proposal, at the conclusion of which the Board closed the public hearing and allowed an open record period that concluded on October 9, 2024; and

WHEREAS, the Board conducted deliberations on October 30, 2024, and voted 2-1 to deny the proposed text amendment; now, therefore,

THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON, HEREBY ORDERS as follows:

Section 1. The proposed text amendment shall be denied.

11/04/2024 Item #6.

DATED this ____ day of _____, 2024.

BOARD OF COUNTY COMMISSIONERS

PATTI ADAIR, Chair

ATTEST:

ANTHONY DeBONE, Vice Chair

Recording Secretary

PHIL CHANG, Commissioner



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: November 4, 2024

SUBJECT: Board Order No. 2024-046, denying an applicant-Initiated text amendment to allow mini-storage in the MUA-10 Zone adjacent to Highway 20

RECOMMENDED MOTION:

Move approval of Board Order No. 2024-046, denying an applicant-Initiated text amendment to allow mini-storage in the MUA-10 Zone adjacent to Highway 20.

BACKGROUND AND POLICY IMPLICATIONS:

On October 30, 2024, the Board conducted deliberations on an applicant-initiated text amendment to allow mini storage as a conditional use in certain areas of the Multiple Use Agricultural (MUA-10) Zone along Highway 20 (File No. 247-24-000044-TA).

At the conclusion of its deliberations, the Board approved denying the requested text amendment. Board Order No. 2024-046 formalizes this decision.

BUDGET IMPACTS:

None

ATTENDANCE:

Nicole Mardell, AICP, Senior Planner
Stephanie Marshall, Senior Assistant Legal Counsel

REVIEWED

LEGAL COUNSEL

For Recording Stamp Only

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON

An Order Denying File No. 247-24-000044- *
TA, an Applicant-Initiated Text Amendment * ORDER NO. 2024-046
to Allow Mini-Storage in the MUA-10 Zone *
adjacent to Highway 20.

WHEREAS, the Planning Commission and Board of County Commissioners ("Board") are the hearings bodies for legislative text amendments; and

WHEREAS, on January 23, 2024, Eastside Bend LLC submitted a text amendment application to amend Deschutes County Code (DCC), Title 18, County Zoning to allow for mini-storage in the Multiple Use Agricultural - 10 Acre Minimum (MUA-10) zone along State Highway 20 as a conditional use in the zone allow mini-storage in certain areas along Highway 20; and

WHEREAS, on June 13, 2024, the Planning Commission held a public hearing on the proposal, at the conclusion of which the Commission closed the public hearing and allowed an open record period that concluded on June 20, 2024; and

WHEREAS, the Planning Commission conducted deliberations on July 25, 2024, and voted 3-2 to recommend denial of the proposed text amendment; and

WHEREAS, on August 28, 2024, the Board held a public hearing on the proposal, at the conclusion of which the Board closed the public hearing and allowed an open record period that concluded on September 11, 2024; and

WHEREAS, the Board conducted deliberations on October 30, 2024, and voted 2-1 to deny the proposed text amendment; now, therefore,

THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON, HEREBY ORDERS as follows:

Section 1. The proposed text amendment shall be denied.

11/04/2024 Item #7.

DATED this ____ day of _____, 2024.

BOARD OF COUNTY COMMISSIONERS

PATTI ADAIR, Chair

ATTEST:

ANTHONY DeBONE, Vice Chair

Recording Secretary

PHIL CHANG, Commissioner



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: November 4, 2024

SUBJECT: NEHA-FDA grant applications

RECOMMENDED MOTION:

Move to authorize applications for a NEHA-FDA Track3 Base grant; Capacity Building, Mentorship, and Training add-on grants; and a Special Projects add-on grant.

BACKGROUND AND POLICY IMPLICATIONS:

The National Environmental Health Association (NEHA) – U.S. Food and Drug Administration (FDA) recognizes that one of the central features of most public health regulatory programs is retail food safety; however, regulatory programs often face a significant barrier to committing time and resources to build their capacity and reinforce their retail food safety programs. To overcome this barrier the NEHA-FDA have partnered to offer financial support to advance conformance with the Voluntary National Retail Food Regulatory Program Standards (Retail Program Standards).

Deschutes County Health Services (DCHS) applied for and received NEHA-FDA funding for the calendar year 2023 and 2024 grants. For calendar year 2025 grants, the application process has changed, requiring only two applications; one for the special project grant and one for the base grant and all other add-ons. Additionally, funding allows for 15% indirect costs and there is the opportunity to apply for three years of funding for some of the grant options. DCHS is requesting approval to apply for the 2025 Track 3 Development Base Grant, three add-on grants and one special project grant as follows:

Track 3 Development Base Grant: \$45,000, \$15,00/year for three years.

This grant will allow DCHS Environmental Health (EH) to continue work on incrementally meeting the Retail Program Standards which define what constitutes a highly effective and responsive program for the regulation of foodservice and retail food establishments.

In preparation for this grant application, DCHS EH completed an updated Comprehensive Strategic Improvement Plan (CSIP) in September 2024, which outlines our plan of meeting one FDA Voluntary Retail Program Standard per year for the next seven years. In the 2025 grant, we propose to:

- Work toward meeting criteria in Standard 2, Trained Regulatory Staff, with the goal of meeting Standard 2 in 2026.
- Maintain Standard 3, Inspection Program Based on Hazard Analysis Critical Control Point (HACCP) Principles.
- Work toward meeting Criteria 1.c of Standard 4, (Uniform Inspection Program, with the goal of meeting Standard 4 in 2026.
- Continue to make progress toward Standard 5, Foodborne Illness and Food Defense Preparedness and Response, with the goal of meeting Standard 5 in 2027.
- Maintain Standard 7, Industry and Community Relations.
- Maintain Standard 9, Program Assessment, by continuing to implement the Intervention Strategies identified in the 2024 Initial Risk Factor Study.

Capacity Building Grant: \$300,000, \$100,000/year for three years, add-on grant.

Funding from this grant would support approximately 50% of personnel costs for a current, 1.0 full time equivalent (FTE) Public Health position. The position would perform the following duties:

- Serve as a Retail Program Standards Coordinator to support the work that we are doing to achieve greater conformance with the Retail Program Standards, to include implementation of the Intervention Strategies at licensed food facilities.
- Serve as a Network Coordinator to reach out to adjacent counties in Central Oregon that are not enrolled in the Retail Program Standards program, to include Klamath and Lake counties, (which share an Environmental Health Lead), Jefferson and Crook counties, (which share an Environmental Health Lead) and North Central Health District (encompassing Wasco and Sherman counties).
- Serve as the coordinator for the second annual Food Safety and Sustainability Summit, along with a co-host (such as The Environmental Center).
- Initiate a webinar series to communicate with licensed facilities about food safety topics, rule changes, educational opportunities and strategies for success.

Mentorship Grant: \$10,000, one-year term, add-on grant.

DCHS EH is proposing to be a Mentee County for a third year. For the 2023 and 2024 Mentorship Grant years, we were paired with Boulder County, Colorado. For this third year, DCHEH will request to be paired with a larger county, such as King County, Southern Nevada Health District, or Los Angeles County. This will allow us to see of broader scope of how the Voluntary Retail Food Program Standards can be implemented in a larger jurisdiction. It will allow our staff to see a variety of diverse inspection sites during the annual site visit. And it will allow us to learn from the wealth of outreach and education programs that exist in larger jurisdictions that have more staff, more resources, and more specialization.

Training Grant: \$7,500, one-year term, add-on grant.

This grant will allow staff to travel to conferences and trainings that would be otherwise not be available to us. We are proposing to send staff to the Conference for Food Protection Biennial Meeting in Denver, Colorado in March, the NACCHO Emergency Preparedness

Summit in San Antonio, Texas in April, and to the NEHA Annual Education Conference in Phoenix, Arizona in July 2025.

Special Projects Grant: \$20,000, one-year term, add-on grant.

For this Special Project, DCHS EH will establish a protocol and criteria for a Voluntary Recognition Program for Food Recovery Partners. Using the EPA Food Waste Reduction Hierarchy, we propose to work collaboratively with Deschutes County Solid Waste, Knott Landfill and Central Oregon's two main private solid waste haulers, Republic Waste and Cascade Disposal. We will promote waste reduction techniques, such as using reusable containers, and educate the public and licensed food facilities on the recent rule change in Oregon which expands the use of reusable containers. We will promote "Too Good To Go", a food donation app that crowdsources excess recoverable food to people who are interested in receiving food. We will develop a Window Sticker Recognition Program and Educational Materials for the Food Recovery Partner program.

As part of this project, DCHS EH will also work with our local academic and community institutions to establish a Food Recovery Team, similar to other campus food recovery teams that draw upon a pool of volunteers to recover food from locations where it isn't needed and deliver it to places where food can be made available to the community. We propose to work with NeighborImpact and expand their existing food recovery programs. We will incorporate essential food safety and regulatory considerations, and build this program to ensure the project's success, regulatory compliance and safety for all consumers, whether paying for meals or receiving donated food.

This Special Project work will build on the last two years of Special Projects, the Surplus Food Donation Toolkit and the Food Safety and Sustainability Summit. It will be regional in nature and include the adjacent Jefferson and Crook Counties and the rural communities throughout Jefferson, Crook and Deschutes Counties. We will also make an effort to reach out to the Warm Springs Reservation, where Kelly Moffatt from Love Yourself Nutrition has existing connections, to listen to their needs and interest in participation in this project.

BUDGET IMPACTS:

If both applications are fully awarded, \$382,500 revenue. \$152,500 would be for calendar year 2025 and \$115,000 each for calendar years 2026 and 2027.

ATTENDANCE:

Emily Horton, Public Health Program Manager
Adrea Albin, Environmental Health Supervisor



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: November 4, 2024

SUBJECT: Oregon Health Authority M110 BHRN grant application

RECOMMENDED MOTION:

Move to authorize Juvenile Community Justice to apply for M110 BHRN funding from the Oregon Health Authority.

BACKGROUND AND POLICY IMPLICATIONS:

In November 2020, Oregon voters passed Measure 110, the Drug Addiction Treatment and Recovery Act, aimed at better serving individuals actively using substances, engaging in substance misuse, or experiencing substance use disorders. Measure 110 also created the Oversight and Accountability Council (OAC), responsible for overseeing the implementation of Behavioral Health Resource Networks (BHRNs) starting in 2020, and approving funding to enhance access to community care, including Screening Services, Comprehensive Behavioral Health Needs Assessments, Ongoing Peer Counseling and Support, Harm Reduction Services, Information and Education, Low Barrier Substance Use Treatment, and Transitional and Supportive Housing for individuals with substance use issues. All services offered through these networks must be evidence-informed, trauma-informed, culturally and linguistically tailored, person-centered, nonjudgmental, and provided free of charge to clients.

In 2024, the OAC opened applications for a new cycle of BHRN funding for both current and potentially new providers of eligible services. Entities were asked to apply separately, not as one collaborative, which is new from the original solicitation. Deschutes County Behavioral Health (DCBH) applied and received BOCC approval for BHRN application on 08/19/2024 for staff to serve a mobile unit for unhoused population, an additional vehicle for south county supports, continued funding for existing BHRN-funded FTE, harm reduction supplies, and barrier removal.

The Board may recall from budget hearings and other venues that the Juvenile Community Justice division (Juvenile division) is planning and implementing to provide sustainable outpatient substance use disorder (SUD) treatment to juvenile-justice involved young people for whom quantity and quality of treatment is lacking in our region. As part of this

work, it came to the attention of Juvenile division staff two weeks before the BHRN grant was due that application criteria aligned with this SUD program development priority. The Juvenile division consulted the grant and applicant parameters, and seized the opportunity to submit an application October 3, 2024, pending BOCC approval, as the shortened timeframe for consideration did not allow for prior approval. Funding applied for includes:

- Existing FTE support for Juvenile Division Behavioral Health Supervisor (clinical and program oversight) and Behavioral Health Specialist (treatment)
- Contracted Costs required for Medical Director and Electronic Records System creation/management
- Contracted Costs required for Culturally Responsive Peer Recovery Mentors
- Administrative Costs

If funded, this support will allow stable program development and implementation of a sustainable SUD-specific treatment funding model through Medicaid reimbursement.

The Juvenile division is aware and supports that DCBH submitted a BHRN application for complementary services not related to juvenile-justice involved youth needing outpatient SUD-specific treatment. We have notified DCBH and discussed our application at length. DCBH supports the Juvenile division's efforts and abilities to provide SUD-specific treatment, and is offering technical and other assistance as experts in the world of Medicaid reimbursed and System of Care processes and requirements. It should be noted that the BHRN this funding cycle is a set amount of funding assigned per County stretched over four years. It is possible that only one of the County proposed projects gets funded or that projects receive less funding than requested. Currently there are 13 filled FTE in Health Services funded with BHRN dollars. If not funded at the current level, there would be a reduction in services related to homelessness, SUD support and crisis SUD services after hours. If the Juvenile division application is not funded our ability to design the foundations of a sustainable SUD-specific treatment program will be delayed or not possible to create, thereby continuing gaps in quality and quantity of SUD treatment for the region's juvenile-justice involved youth. The Juvenile division and DCBH appreciate the many mutual opportunities and supports each agency provides the other in service to our shared populations. We will continue this spirit of collaboration and support in all venues, throughout any ultimate outcome of BHRN funding.

At this time we seek BOCC approval for the application; should the BOCC not wish to authorize application for BHRN funding by the Juvenile division, we will work with Oregon Buys and OAC to withdraw.

BUDGET IMPACTS:

If approved, DCCJ would receive \$2,190,513 in funds over the four-year grant period. The period for the grant starts July 1, 2025.

ATTENDANCE:

Deevy Holcomb, Director of Community Justice
Trevor Stephens, Community Justice Business Manager



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: November 4, 2024

SUBJECT: ARPA Update and Reallocation Considerations

RECOMMENDED MOTION:

Move approval to reallocate returning ARPA funds and remaining Administration and Health Services funds to Revenue Replacement category.

As determined by the Board of Commissioners, approve specific project earmarks within the new General Fund reserve.

BACKGROUND AND POLICY IMPLICATIONS:

In 2023, the Board fully allocated all remaining ARPA funds. In recent months and with the completion of some of those projects, there are remaining ARPA funds available for reallocation.

The Board had allocated a total of \$1.8M for future homeless and/or managed camp. \$1.5M of that was allocated to the Coordinated Homeless Response Office (CHRO) for an RFP process and \$300,000 was held in a homeless/managed camp contingency. That project has not moved forward as expected and those funds are available for reallocation.

The Board had allocated \$480,182 toward eligible costs in the District Attorney's Office and Victim's Assistance under ARPA's Community Violence Intervention category. This included programs such as the Veterans Implementation Strategy, Emerging Adult Program, and High-Risk Domestic Violence Team. The office was able to utilize \$420,877.71 of those funds and return \$59,304.29 of available funds for reallocation.

Lastly, in 2021 the Board had allocated \$2,425,681 to Health Services for their Covid contact tracing program. That program ended with a remaining balance of \$85,892.46 available for reallocation.

As shown in the following table, the remaining available funds total \$1,883,608.77. Finance staff recommends the reallocation of that amount to the ARPA Revenue Replacement category. The Treasury allows up to a \$10M standard allowance which the County has not utilized to date. This category serves to replace lost revenue and allows that funding to be

utilized for the provision of government services. These funds will reimburse Deschutes County for eligible expenses already incurred from the General Fund related to government services. The amount of \$1,883,608.77 will be reserved in the General Fund for future approved ARPA allocations. This reservation gives the County the flexibility to obligate these funds after the deadline of December 31, 2024. If the Board desires, any funds that were then made available in the General Fund could be earmarked for any of the proposed projects below, pending Board approval.

Project	Funds Available for Reallocation
Homeless/Managed Camp	\$1,500,000
Remaining Homeless/Managed Camp reserve	\$300,000
District Attorney’s Office Community Violence Prevention	\$59,304.29
Health Services Contact Tracing	\$85,892.46
Total	\$1,945,196.75

Requested Projects for Earmarking New General Fund Reserve Funds

The total amount of requested projects exceeds the amount of available ARPA funds. The table and summaries the requests.

Proposed Project	Proposed Earmarks for GF Reserve from ARPA funds
Homeless/Managed Camp	\$1,800,000
ARPA Administration	\$111,273
Terrebonne Sanitary District	\$75,000
Tumalo Sanitary District	\$25,000
Health Services	\$45,000
Shepherd’s House	\$225,000
Proposals Total Amount	\$2,281,273

ARPA Administration

Funds allocated to ARPA administration support ongoing staff time for management of the grant. Previous allocations include \$392,000 in July of 2021, and \$162,000 in March 2024. Due to several factors including large increases in health plan costs and PERS rates, the most recent allocation was too low based on a projection for covering costs through December 2026. Finance is requesting \$111,273 to partially cover an existing 1.0 regular duration FTE position, responsible for both ARPA management and countywide budget functions.

Sanitary Districts

Terrebonne and Tumalo Basin Sanitary Districts both presented to the Board of Commissioners on Monday October 28, 2024, with their requests as noted below. Their

related memos are attached to this staff report.

- Terrebonne Sanitary District Request: \$75,000
- Tumalo Basin Sanitary District Request: \$25,000

Health Services

Deschutes County Health Services have requested funds to support both the Homeless Outreach Services Team and Public Health Response and Recovery. That request is attached to this staff report.

Shepherd's House

Shepherd's House is requesting \$225,000 for the purchase of a home in order to expand shelter services for houseless women and children. That request is attached.

Recategorize

For the existing projects of ARPA Administration, Health Services Homeless Outreach Services, and Public Health Response and Recovery, those remaining funds can be reallocated to revenue replacement and then earmarked within the General Fund reserve for the same projects.

BUDGET IMPACTS:

Any funds reallocated to the ARPA Revenue Replacement category would increase funds within the General Fund. Staff would create a GF reserve account for the amount approved today for future use, including any allocations for projects approved today as well.

ATTENDANCE:

Robert Tintle, Chief Financial Officer
 Cam Sparks, Budget and Financial Planning Manager
 Laura Skundrick, Management Analyst



PO Box 2171
 Terrebonne, Oregon 97760
www.terrebonnesd.org
terrebonnesanitary@gmail.com
 (425) 224-2458

Terrebonne Sanitary District Update & Funding Request

District Update: The Terrebonne Sanitary District has made significant progress in 2024 thanks to past ARPA allocations by the BOCC. Nearly 100 annexation applications were received from property owners in Terrebonne, signaling growing community interest and support for the system. The Terrebonne STEP Collection System Project is on the DEQ CWSRF funding Intended Use Plan, including \$2 million in principal forgiveness. Additionally, \$1 million in Community Project Grant Funding for the Terrebonne Sewer system is included in HR 8998, thanks to Representative Lori Chavez-DeRemer. ODOT has awarded the US 97 / Lower Bridge Way project to High Desert Aggregate & Paving, who has begun installing sewer mains within the highway project limits. The District is currently working on finalizing the sewer system design and securing funding to construct the system over the next several years. The Terrebonne Sewer Planning & Design project is nearing a critical phase in where additional funding is essential to ensure its successful completion in 2024 with "shovel-ready" status. To cover unanticipated efforts and wrap up the project effectively, we are requesting an additional \$75,000 in ARPA funding.

Unanticipated efforts: The Terrebonne Sewer Planning & Design project faced several unanticipated efforts, including additional work for the annexation process, cultural/historical surveys, and biological evaluations, as well as legal and regulatory agency coordination. These unforeseen activities have contributed to the need for additional funding to ensure the project's successful completion.

Opportunity for Successful Completion: Securing this additional funding will enable us to complete several key activities that are crucial for the project's success. These include finalizing the Planning Loan Application and checklist requirements, completing the CWSRF design/construction loan application, and wrapping up the annexation process. Additionally, we will be able to engage subconsultant services from Nancy Blankenship for administrative counsel and support, and Linda Swearingen for public outreach/involvement. Continued meetings, project management, finalizing plans and specs for DEQ review and approval, and preparing bid documents for contractor bidding are also part of this request.

Funding Request: We are requesting an additional \$75,000 to cover these critical activities and ensure the project's successful completion. If \$75,000 is not available, a minimum of \$35,000 is requested to assist the District with securing the CWSRF funding it needs to cover its administrative expenses and continue sewer planning and design efforts next year. This reduced budget would cover the services described above, except for final plans/specs and bid documents which would be deferred until future funding is available via other sources.

Project Benefits: The additional funding will help reduce the risk of exposure to wastewater effluent, preserving public and environmental health. It will also help preserve low-income housing at risk of septic system failure, which could lead to houselessness, and facilitate the development of workforce and affordable housing. Additionally, it is expected to eventually reduce the burden on Environmental Health Division staff resources related to dealing with onsite wastewater system issues in Terrebonne.

Conclusion: The additional funding will support the successful completion of the Terrebonne Sewer Planning & Design project. This investment will help finalize the project and secure necessary funding for future efforts. Thank you for considering this request.

Tim Brown
 Terrebonne Sanitary District
 Board President

Subject: Tumalo Basin Sanitary District (TBSD) Updates and Additional Funding Request

District Updates:

The Tumalo Basin Sewer District (TBSD) has been legally formed with strong community support and predominantly positive feedback. We are pleased to report that five volunteers are running for the five District board positions in the current November election. Draft ordinances have been prepared for the Board to approve in early 2025, and initial coordination with funding agencies such as the Infrastructure Finance Authority (IFA), Department of Environmental Quality (DEQ), and USDA Rural Development (USDA-RD) has begun to secure funding for future phases of work.

The TBSD is seeking to begin exploring alternatives for effluent treatment and disposal, with the goal of preparing a Preliminary Engineering Report (PER) next year. This report will be crucial for securing future project funding and ensuring the sustainability of our community's future sewer system. The TBSD also will need administrative support and materials to facilitate effective operations, after board members are sworn into their positions in early 2025.

Additional Funding Request:

While the initial \$75,000 ARPA funding has instrumental in the TBSDs success thus far, several opportunities have been identified to maintain momentum and prepare the District for comprehensive sewer planning next year. An additional \$25,000 would provide for the following:

- 1. Conduct Initial Evaluations on Effluent Treatment and Disposal Options: \$17,500**
 - Alternatives to be Explored: Wastewater Lagoons, Textile Filters (Orenco AX), Membrane Bioreactors (MBR)
 - Deliverables: Existing Conditions Base Map for layout and illustration of system alternatives, calculations for land requirements, memo on effluent disposal/reuse options, and conceptual figures
- 2. Acquire Essential District Materials: \$500**
 - Projector & Screen: \$400
 - Mouse for the district laptop: \$30
 - Miscellaneous/Contingency: \$70
- 3. Secure Professional Services: \$5,000**
 - Retainer for Bookkeeper: \$2,500
 - Retainer for Lawyer: \$2,500
- 4. Prepare Funding Applications: \$2,000**
 - DEQ CWSRF Planning Grant: \$1,000
 - Business Oregon Water/Wastewater Technical Assistance Grant: \$1,000

Total Additional Funding Requested: \$25,000

Immediate Needs and Benefits:

- **Identify System Alternatives:** This research will lay the groundwork for sewer system options that can be further studied and refined in the coming year, providing a clear path forward for our community's wastewater management.
- **Community Engagement:** The materials and professional services funded by this request will support ongoing community conversations and engagement, fostering transparency and trust.
- **Strategic Planning:** Early evaluations and preparations will provide a solid foundation for the Preliminary Engineering Report, making our future funding applications more robust and compelling.

Conclusion:

We believe that this additional funding will support TBSD and the continuation of efforts towards District setup and sewer planning. The proposed budget will enable us to gather critical information, support community discussions, and prepare for future funding applications. We appreciate your consideration and support in this matter. Thank you for your time, attention, and support thus far.



Rob Fish, Tumalo Basin Sanitary District



Memo

October 25, 2024

TO: Robert Tintle, CFO, Deschutes County Finance Department
 FROM: Janice Garceau, Director, Health Services Department
 RE: Health Services ARPA Funds Request

Health Services requests the following with respect to the upcoming review of planned American Rescue Plan Act (ARPA) funds expenditures.

- **Allocate an additional \$45,000 to the Homeless Outreach Services Team through the approved June 2026 budget timeline:** The Board of County Commissioners (BOCC) approved supporting 3.0 full-time equivalent (FTE) with ARPA funds through June 30, 2026, with an overall amount of \$1,518,619. Due to higher personnel costs than originally budgeted, Health Services is requesting an additional \$45,000 to the original allocation of \$1,518,619 to support the team through June 30, 2026.
- **Allow expenditure of unspent Public Health Response and Recovery ARPA funds after December 2025:** The BOCC approved ARPA funds to support 3.0 FTE through December 2025 to continue outreach and support for vulnerable populations as well as maintain core preparedness and response functions. At the time, Public Health committed to using alternate funding as it became available to support these positions and is honoring that commitment.
 - In January 2024, 1.0 FTE Public Health Manager moved from ARPA onto Public Health Modernization funding.
 - The department anticipates transitioning an additional ARPA funded 1.0 FTE Management Analyst focused on outreach and engagement onto Public Health Modernization as of July 2025.

As a result, approximately \$157,000 of ARPA-1.9 will be unspent, and the department requests approval to continue expenditure on the remaining 2.0 FTE after December 2025 until December 2026. This will allow Public Health to maintain a needed expert emergency preparedness team to plan for, and quickly respond to, emerging health threats, and coordinate timely health alerts and communications to the public with continued logistical support for emergency and medical supply needs.

Sincerely,

Janice Garceau

C.c. Erik Kropp, Deputy County Administrator
 Nick Lelack, County Administrator
 Cheryl Smallman, Health Services Business Officer

Discretionary Grant Program Application

Items with a red asterisk are required fields. Deschutes County, Oregon Applicants Only.



Before you Begin - Requirements

To ensure all the requirements are met prior to filling-out this form, please read the information provided on the [Deschutes County Discretionary Grant web page here.](#)

If you have any questions, please contact: grants@deschutes.org.

Applicant Information

Name of Applicant/Organization *		Tax ID Number *	
Shepherd's House Ministries		75-320-7723	
Street Address/PO Box *	City *	State	Zip Code *
PO Box 5484	Bend	Oregon	97708
Contact Name *		E-mail Address *	
Jerry Kaping		jerryk@shministries.org	
Telephone Number *	Fax Number		
541-480-8068	N/A		

Project Information

Project Name *			
Eband Abi's House for Women & Children			
Project Begin Date *	Project End Date *	Amount Requested *	Date Funds Needed *
2024-09-01	2024-11-30	\$225,000.00	2024-11-30

Applicant/Organization Description *

Our mission is to feed the hungry and shelter the homeless. Our purpose is to help those struggling with homelessness to access housing and services, to be transformed and transition into secure housing. We were founded in Bend in 2006 as a long-term recovery program for men and later added a long-term women's recovery program. 10 years ago we launched low-barrier winter shelter programs in Bend and Redmond and in the last 3 years expanded these shelters to full-time, including operating the Lighthouse Navigation Center, the Franklin Center (both in Bend) and our new Redmond Center. Our services include:

1. Meals for the homeless (about 200,000 meals each year)
2. Long-term recovery communities for men, women, and children, including housing, meals, case management, drug and alcohol counsel, mentors, education, and support.
3. Low-barrier shelters: We operate the Lighthouse Navigation Center, Franklin Shelter and our new Redmond Center as low-barrier navigation centers include housing, meals, case management, and counselling. We partner with over 25 other agencies to provide wrap around services for those in need. We serve about 200 people per night in these locations.
4. SHARE: This is our client focused mobile outreach program in Bend and Redmond. We provide

food, clothes, mobile showers, connection referrals, and access to shelters, other programs, and housing. 5. Extended Living: housing and support for program graduates to transition back into society. We are governed by a volunteer board comprised of business men and women from central Oregon, and led by our Executive Director, Curt Floski and local Program Directors who oversee each of our program sites. Our primary activities are to provide overnight shelter, daily meals, case management, counseling and education for houseless, addicted and abused men and women with children. Our staff of over 80 people directly operate local shelters, long-term and transitional housing, food programs and mobile outreach. Hundreds of volunteers serve in a variety of capacities in our programs including meal services and direct client care.

Please describe the applicant organization, including its purpose, leadership, structure, and activities.

Project Description *

We plan to expand services for houseless women and children by expanding , Abi's House, our home for women and children. Abi's house only has room for eight (8) residents. Our plan is to purchase seven (7) homes bordering Abi's House to serve as transitional, affordable homes for an additional 24 women and children. This will expand our capacity from 8 to 32 residents. Each women and her children will have access to safe, affordable housing, case management, counseling and supportive services. These new homes will be transitional, affordable homes where women work towards independent living. Women will be able to access these homes rent free, or for a subsidized rate based on low-income for those who are able to work towards employment. All residents will have stable, affordable housing, meals and supportive services. The total cost to acquire these 7 new homes will be \$2.375M. We have begun fundraising and are seeing very strong private donor and foundation interest in this project. We have already secured \$1,065,000. Specifically, for this project, we are asking for your help to purchase a 1 bedroom home at a cost of \$285,000. This home will house up to 2 women or a women and her children.

Please describe the proposed project or activity.

Timeline Description *

We are moving very quickly on this project as the seller has asked us to close in October/November. We have put up \$30,000 in earnest money to hold and then purchase this first home for \$285,000. We hope to secure your grant of \$225,000 for this purchase and we will cover the \$30,000 remaining balance. We will close as soon as your funds are available. We have women waiting to access homes, so as soon as we close we can furnish and place residents in the new home.

Please provide a timeline for completing the proposed project or activity.

Benefit Identification *

Houseless, addicted and abused women or women with children will be the primary beneficiaries of this project. The majority of the women we serve are no income or extremely low income and will transition from Abi's House or our low-barrier shelters into this supportive transitional housing community. Here they will be able to access affordable housing, meals, case management and other supportive services. Their children will have a stable home and be able to go to day care or school, and also receive supportive services including counseling as needed. Women who are able will be able to get jobs and work towards independent living. Abi's House, within easy walking distance, will serve as a hub for supportive services for each resident. This will directly benefit each woman and each child by providing secure housing and supportive services.

Please identify the specific communities or groups that will benefit.

Impact *

We currently provide over 200 people a night with low-barrier shelter or recovery services, but it is very difficult for these people to transition to affordable housing. The primary impact will be that 24 women and children will be able to access secure, affordable housing and supports. These women will be able to address the issues that led to homelessness and work towards independent living. Having secure housing with supports and food security are key social determinants of health.

Please explain how the project or activity will impact the community or groups.

Fund Use Description *

We are asking for \$225,000 to purchase the first home. The total cost to purchase is \$285,000 for a 1 bedroom home, which is a tremendous value in central Oregon. We have just begun fundraising for this home and will be able to fund the \$60,000 balance through individual and foundation gifts (\$30,000 already paid in Earnest Funds).

Please describe how grant funds will be used and include the source and amounts of matching funds or in-kind contributions, if any. Applicants may be contacted to provide a complete line-item budget.

Previous Grant Funding *

Yes No

Has your organization previously received grant funding from Deschutes County for the project you are applying for?

Ongoing Project Sustainability

This is a one-time cost to purchase the home, and on-going operating costs will be low. We will provide supportive services and home maintenance through our general operating fund supported by individuals, foundations, businesses and churches. In addition, some women may pay a subsidized rental amount as they are able. However, this and the other 6 homes will only be for no income or low income women and women with children.

If the grant will support an ongoing activity, explain how it will be funded in the future.

Grant Funding in Last Two Years *

Yes No

Has your organization received grant funding from Deschutes County in the last two years?

Grant Funding in the Last Two Years Detail *

Other ARPA Grants
City of Bend – ARPA Community Assistance \$50,000, 2022 (Shower Truck and COVID care related)
Deschutes County – ARPA SLRF Award \$300,000, 2022 (Redmond Center Kitchen Remodel)

Please describe the amount and purpose of the grant award(s) received in the last two years.

Non-Profit Status File Upload *

TSH 501(c)(3) Determination Ltr.pdf 454.62KB

Please upload proof of the applicant/organization's non-profit status. PDF format desired. Other file formats supported: pdf,png,jpg,jpeg,gif,bmp,rtf,doc,docx. 25mb file limit.



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: November 4, 2024

SUBJECT: Discuss limiting public use of certain County-owned vacant land

BACKGROUND AND POLICY IMPLICATIONS:

Consider whether to limit public use of certain County-owned vacant land to day use (dawn to dusk) as provided by Deschutes County Code 11.04.030.

This would include but not be limited to:

- 1. County-owned property at McGrath Road and Powell Butte Highway consisting of +/- 300-acres
a. Map and Tax Lot 1713170000100, zoned Exclusive Farm Use (EFU)
2. County-owned property west of Highway 97 and north of Fort Thompson Lane consisting of +/- 495-acres.
a. Map and Tax Lot 1712040000100, zoned EFU (+/- 79.81-acres)
b. Map and Tax Lot 1712030000700, zoned EFU (39.85-acres)
c. Map and Tax Lot 1612330000700, zoned EFU (80-acres)
d. Map and Tax Lot 1612340000400, zoned EFU (200-acres)
e. Map and Tax Lot 1612340000800, zoned Open Space & Conservation (38.30-acres)
f. Map and Tax Lot 1712030000800, zoned OS&C (a portion only consisting of approx. 56-acres)

BUDGET IMPACTS:

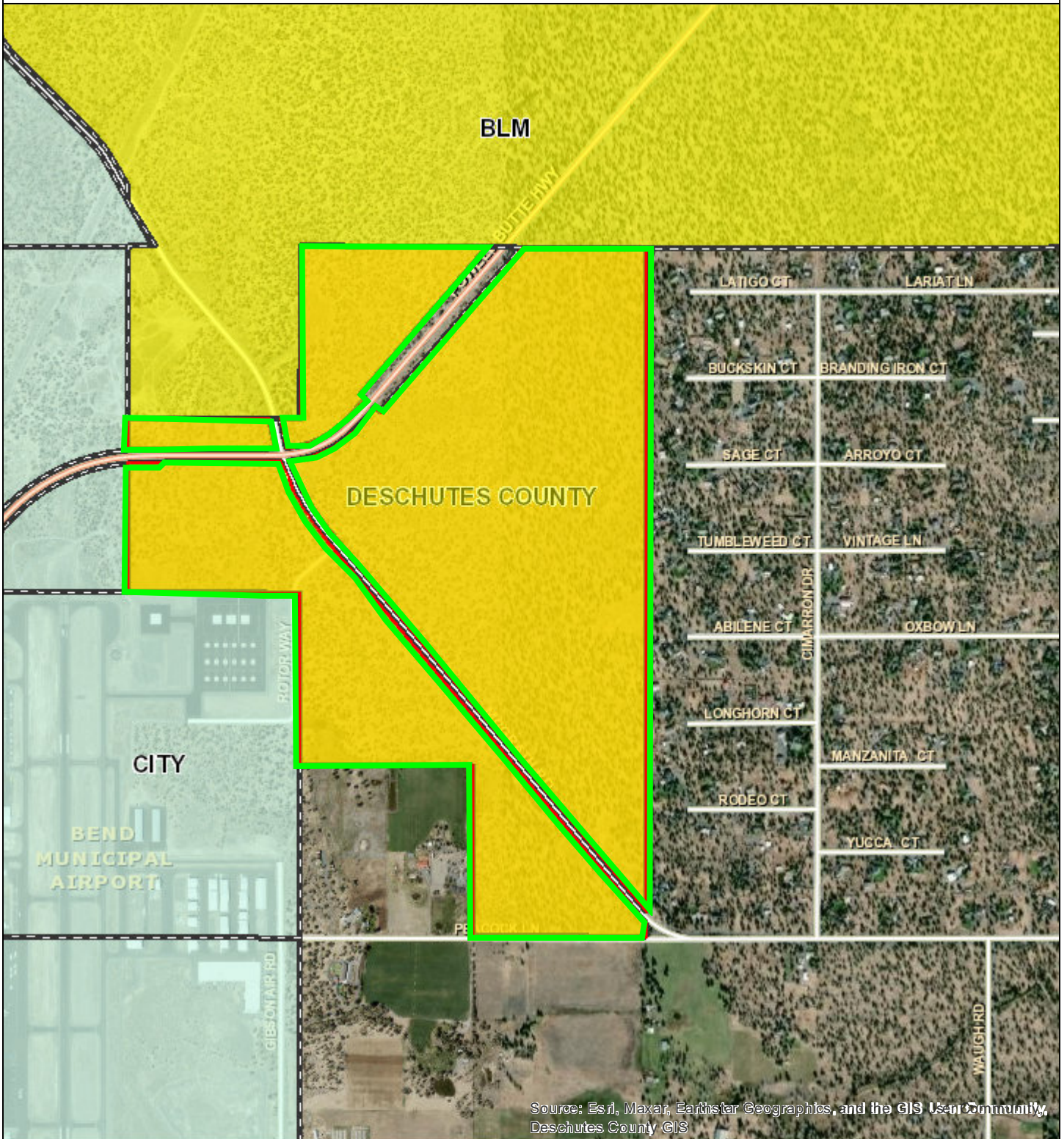
Cost of signage, other logistics TBD

ATTENDANCE:

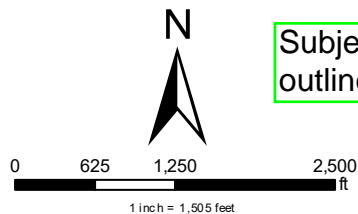
- Nick Lelack, County Administrator
Erik Kropp, Deputy County Administrator
Kristie Bollinger, Property Manager

County-owned Property

1713170000100 - McGrath Road/Powell Butte Hwy, Bend



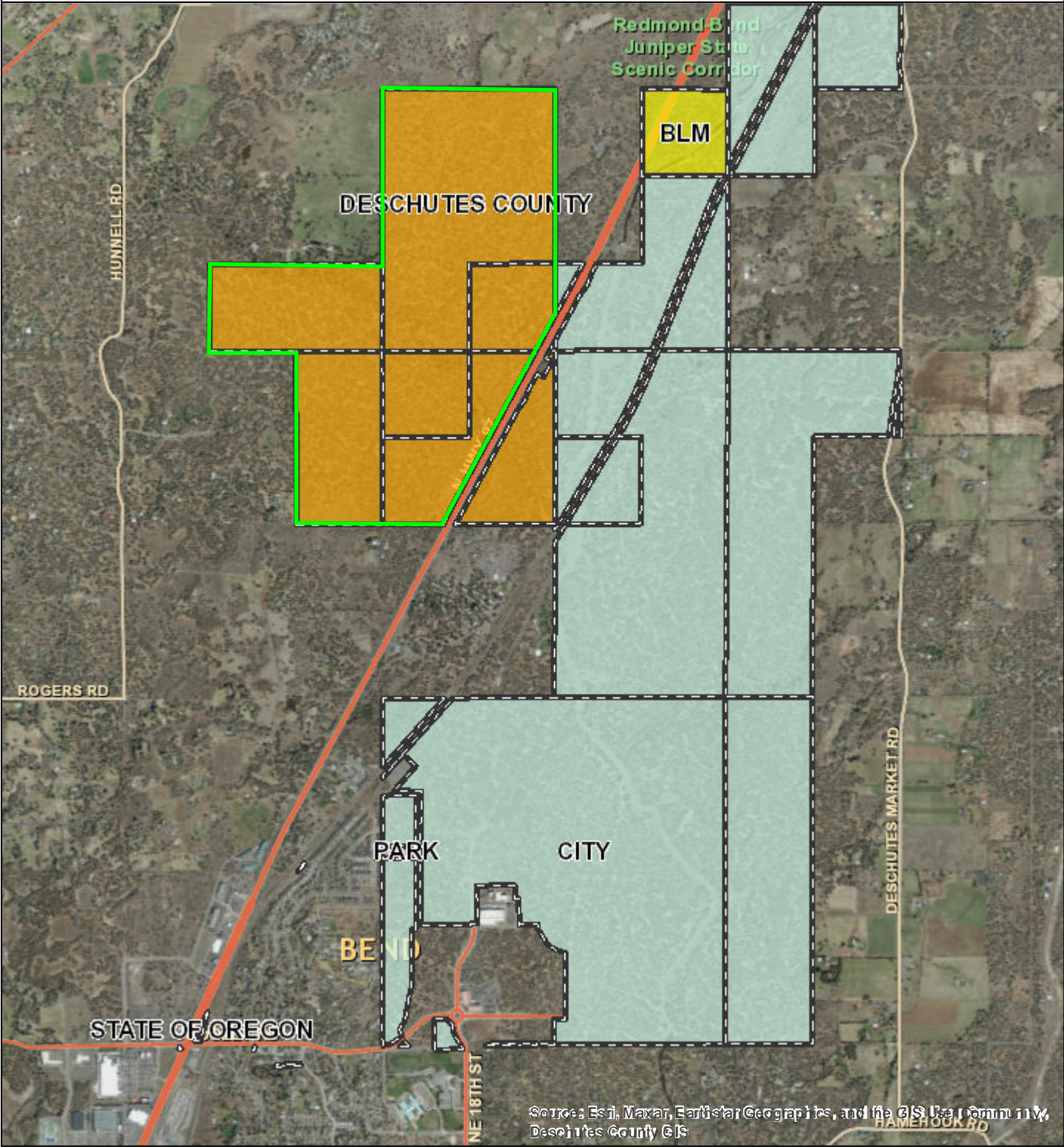
Date: 10/30/2024



Subject property outlined in green



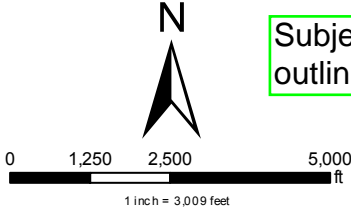
County-owned Property Multiple Tax Lots - West of Highway 97 and North of Fort Thompson Road



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Deschutes County GIS



Date: 2/22/2023



Subject properties outlined in green





BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: November 4, 2024

SUBJECT: Department Performance Measures Updates for FY 25 Q1

BACKGROUND AND POLICY IMPLICATIONS:

Four departments have been selected to provide updates on progress made during FY 25 Q1 on selected performance measures that fall under the County Goals and Objectives of **Healthy People**

Health Services:

Objective: Healthy People - Ensure children, youth and families have equitable access to mental health services, housing, nutrition, childcare, and education/prevention services.

Performance Measure: 90% of Families engaged in wraparound are engaged and actively participate in strengths-based planning.

Target: 90%

Q1 Update: 75%. 3 out of 4 clients who graduated from Wraparound reported having Natural Supports. One young adult reported having few natural supports, but had formal supports such as teachers, and other professionals who help them with strengths based planning.

Objective: Healthy People - Ensure children, youth and families have equitable access to mental health services, housing, nutrition, childcare, and education/prevention services.

Performance Measure: Assure 90% of pregnant women being served by DCHS receive prenatal care beginning in the first trimester planning.

Target: 90%

Q1 Update: 89%. 25/28 (July 2024 - Sept 2024)

Objective: Healthy People - Support and advance the health and safety of Deschutes County's residents.

Performance Measure: Reach 90% of households that have school-aged children, with prevention, mental health, and/or education-based communication.

Target: 90%

Q1 Update: 79.4%. Between March and September 2024, 73.7% of Deschutes County households with school aged children were reach via local broadcast TV with the Start the Conversation public service announcement. Also, in Q1 the Secure Firearm Storage public

service announcement reached 85% of households with children under 18 years of age.
Metric reported: 79.4% (73.7 + 85 divided by 2).

Objective: Healthy People - Support and advance the health and safety of Deschutes County's residents.

Performance Measure: Reduce outbreaks and spread of disease by completing 95% of communicable disease investigative tasks within the timeframes defined by Oregon Health Authority.

Target: 95%

Q1 Update: 92.71%. 228/246 of ALL CD cases timeliness of completion, days to first interview attempt, timeliness of prophylaxis recommended to contacts, immediate notification to OHA (as applicable), case creation from ELR, days to first interview attempt (enterics), timeliness of interview (hepatitis), and timeliness of completion (confirmed animal bites)

Natural Resources:

Objective: Healthy People - Help to sustain natural resources and air and water quality in balance with other community needs.

Performance Measure: Maintain or increase the number of communities participating in the Firewise USA™ Program.

Target: 65

Q1 Update: 72. We have at least 5 pending Firewise Communities.

Sheriff's Office:

Objective: Healthy People - Support and advance the health and safety of Deschutes County's residents.

Performance Measure: Maintain current service levels and complete 4,100 sick call visits annually (response to an inmate request to see the doctor or someone on the nursing staff).

Target: 4,100 Annually

Q1 Update: 929

Solid Waste:

Objective: Healthy People - Help to sustain natural resources and air and water quality in balance with other community needs.

Performance Measure: Work with solid waste service providers to increase the diversion rate and collect more recyclables than the average prior three year's 60,000 annual (15,000 per quarter) tons.

Target: 15,000

Q1 Update: 15,000. Over 15K tons were diverted for Q4 2024 (Apr to Jun 2024) with fiscal YTD (Jul 2023 to Jun 2024) falling short of the FY24 target by 13%. In comparing year-over-year, the majority of the difference was a reduction in service provider yard debris and commingled material.

BUDGET IMPACTS:

No anticipated budget impacts.

ATTENDANCE:

- Whitney Hale, Deputy County Administrator
- Janice Garceau, Health Services Director
- Heather Kaisner, Health Services Deputy Director
- Jess Neuwirth, Public Health Supervisor
- Kevin Moriarity, Natural Resources Director
- Captain Michael Shults, Sheriff's Office
- Eden Aldrich, Medical Director
- Tim Brownell, Solid Waste Director