

REVENUE: No revenue impact

FISCAL: No fiscal impact

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<b>Action:</b>	Do Pass
<b>Vote:</b>	5 - 2 - 1
<b>Yeas:</b>	Nathanson, Read, Sheehan, Weidner, Bentz
<b>Nays:</b>	Smith J., Hunt
<b>Exc.:</b>	Lindsay
<b>Prepared By:</b>	Patrick Brennan, Administrator
<b>Meeting Dates:</b>	2/16

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**WHAT THE MEASURE DOES:** Specifies that a designated 465-acre site within the City of Redmond may be subject to revision of the Redmond Comprehensive Plan and Zone Map without determining whether the change will have a significant effect on existing or planned transportation facilities. Outlines requirements for zoning designation of site if Comprehensive Plan changes are adopted. Directs the City of Redmond and Department of Transportation to enter into an agreement to address transportation impacts and outlines requirements for that agreement. Establishes a sunset date of January 2, 2015. Declares an emergency, effective on passage.

**ISSUES DISCUSSED:**

- History and features of the Redmond site
- Economic conditions in central Oregon
- Recent amendments to the Transportation Planning Rule
- Efficacy of addressing specific sites through legislation
- Definition of “statewide strategic economic development importance”
- Conditions required by measure to allow revision of Redmond Comprehensive Plan
- Types of development to be allowed on site

**EFFECT OF COMMITTEE AMENDMENT:** No amendment.

**BACKGROUND:** The City of Redmond reports that it has experienced an extended period of high unemployment between 12 percent and 15 percent, and that access to additional developable industrial land would benefit the community by providing an opportunity to attract additional jobs and economic development to the region. The city has identified a 465-acre tract of land within its urban growth boundary as a potential developable property, which had previously been zoned industrial but was zoned as open space park reserve in 1980. Re-zoning the property for development is complicated, however, by State Land Use Goal 12, also known as the Transportation Planning Rule (TPR), which requires that a zone change must account for any potential impacts on nearby transportation facilities (typically state highways). In order to make the zone change, the City of Redmond would be responsible for constructing a \$250 million bypass project for U.S. Highway 97 to account for anticipated increases in traffic loads to that highway.