



For Recording Stamp Only

Deschutes County Board of Commissioners  
1300 NW Wall St., Bend, OR 97703-1960  
(541) 388-6570 - Fax (541) 385-3202 - [www.deschutes.org](http://www.deschutes.org)

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## MINUTES OF WORK SESSION

### DESCHUTES COUNTY BOARD OF COMMISSIONERS

**WEDNESDAY, SEPTEMBER 14, 2016**

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*Present were Commissioners Alan Unger, Tammy Baney and Anthony DeBone. Also present were Tom Anderson, County Administrator; Erik Kropp, Deputy County Administrator; and Dave Doyle, County Counsel. Attending for a portion of the meeting were Dan Depotopulos, Fair & Expo; Nick Lelack and Peter Russell, Community Development; James Lewis, Properties; a representative of KTVZ TV and one other citizen.*

*Chair Unger opened the meeting at 1:30 p.m.*

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#### **1. Update on Master Plan for the Fairgrounds Expansion (South Side).**

James Lewis and Dan Depotopulos presented information related to a potential Fairgrounds expansion project.

They are in the middle of the land exchange agreement with the DSL and the annexation into the City of Redmond. A conceptual master plan is required and must support the UGB expansion, in particular for a special purpose, including an analysis as to why this would not be appropriate in another area. A more refined plan will be prepared showing infrastructure, parking, etc.

The motor sports facility would be to the north, adjacent to the 4-H outdoor areas. They all tie in to existing facilities for shared uses.

About 95 acres would be available for a sports complex or other uses. This is a public, viable project. An area to the west is slated an expansion to the RV area, doubling its size.

These uses will be submitted to the City as part of the land use application in the next couple of months. The conceptual master plan is used to justify the need for the land in this location, its uses and other factors. It can be modified if necessary at this point, when there are more specific designs.

Commissioner Baney indicated that it does set up expectations that need to be managed. The goal seems to be a sports complex, and there are many unknowns about doing this. She asked if it could be called something else at this point. Mr. Lewis replied that once it is submitted and the public sees it, it could become the reality for the public.

Dan Despot plus said they have been looking at properties there anyway, prior to the sports complex. They have turned some away in the past, mostly horse events that require more room than there is now. It can still be a sports complex of some kind. The name could be changed. It could be an event staging area or a sporting events area. Other groups could use this.

Mr. Lewis wants this to have a semblance of reality when it is submitted. It will have to be described in writing at some time anyway. Some events need more room already. Commissioner DeBone thinks it could be an activity area. Tom Anderson noted that it does need to show a use or uses when submitted. Commissioner DeBone does not think there will be a problem utilizing the space. Chair Unger asked about the zoning. It will be FG, a part of public facilities. Mr. Lewis said that the City is broadening its zoning rules to make sure the uses are appropriately zoned.

Mr. Lewis said there are two applications, one with DSL and military uses. The second is the large lot industrial application south of there.

Mr. Depotopulos said that the sports complex may not pan out due to cost, but there is a multitude of other uses for this land.

Mr. Lewis stated that 19<sup>th</sup> Street would likely need to be expanded, along with infrastructure so that the large lot industrial area can be shovel-ready. DSL is required to provide all of this per their agreement. DSL may not want to do all of the improvements but the City will insist the property be shovel-ready.

## 2. Other Items.

Mr. Anderson indicated they are trying to set up a joint meeting with the Fair Board. They had one about a year ago. The Commissioners indicated support. The second Thursday of the month will not work with the Commissioners' schedules. A suggestion was October 12, using the Board's work session time, and meeting in Redmond.

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Mr. Anderson said that \$750 was granted for the OEDA Conference October 23-25, which includes one membership with free admission. Commissioner DeBone indicated he would attend part of it.

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Regarding the Budget Committee meetings for next year need to be pushed out to June 5 through 9. The Board was supportive.

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Nick Lelack and Peter Russell spoke about land use issues regarding the Sisters Eagle Airport. Mr. Russell said that the boundary discussion happens with the Oregon Department of Aviation first, and then the County does its part through an application from the airport owner. The boundary has not been officially proposed, but could involve three tax lots – one for the runway, and two for hangars and other structures. This is smaller than the original proposal.

Mr. Russell indicated that notification has gone to a larger area than required, as there is no harm in over-notifying. Mr. Anderson cautioned that this item was not posted so the discussion needs to be basic.

Mr. Russell said the ODA reviews their list of approved airports every five years. Sisters Airport wants to be on this list. They would then also eligible for funding and flexibility when they want to develop within the boundaries. They also do not have an airport master plan. Mr. Lelack said that the County does not yet know what the proposed boundary is, or the process, or when the hearings are scheduled.

Mr. Russell indicated they would know more once the hearings are scheduled. A bigger issue seems to be the paved runout, which is not allowed in the current RR-10 zoning and violates the subdivision's 65% open area requirement. Another issue is allowing skydiving activities, which would require large lot approval. There is a voluntary compliance agreement with the Airport now.

Commissioner DeBone said he is hearing from people who are upset about any increased usage at the Airport. The City Council does not have continuity now and this makes it more challenging. Mr. Anderson stated that a reasonable explanation for the delay is to allow the ODA to proceed first. Mr. Russell added that the proposed boundaries are not yet defined. Mr. Lelack said that this is not ready for a Board work session. Commissioner Baney said that some people want the Board to tell the ODA to go away, but the County does not have control over the actions of this agency.

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Chair Unger said he has a request for funding regarding COIC governance. A dispute between Central Oregon Cities' Organization and City of Bend is an issue. Ken Mullenex is the chair of COCO and asked for help. The COIC board authorized \$2,000 for the COCO lobbyist to move forward.

Commissioner Baney asked if they could use the County's lobbyist. Chair Unger stated that there are issues between the City of Bend and COCO, and figuring out a way of making COCO able to step up to take on new activities. It is a COIC activity. Commissioner Baney asked where the funds would go. Chair Unger replied it would go to COIC for the COCO lobbyist. Doug Riggs and Erik Cansler are the lobbyists involved. Bend will support this activity at a larger level. This would be to handle the relationship between Bend and COCO.

Commissioner DeBone indicated that he is not supportive of the 190 issue now. The Measure 97 or transportation package needs to be figured out by the City of Bend. He does not want this funding to go to the City. He would like to see that happen before there is a 190. Chair Unger replied that this just allows COIC to be a player. Without this, Bend would have to look at a transit district and would be the primary beneficiary.

Commissioner Unger stated that he saw a big coordination in Colorado with the cities and resorts. He would like to look at this. Housing is a problem in Sunriver, and La Pine has room for housing. He thinks there is a path but he does not want Bend to drive it.

Mr. Anderson stated that he was going to bring this up later; usually requests come through Judith Ure. Using lottery dollars for lobbyist purposes needs to be examined.

Commissioner Baney said she is supportive if this is not an issue. She is hesitant about creating another tri-met, but last year they did a capital call for transit in Bend, and it supported by OSU, COCC and others. The County did not contribute. She said that this would allow one entity to be involved in transit if they want, and others can opt out. Chair Unger noted they are not asking for funding for transit, just for changing a governance mechanism to allow COIC to be a player. It takes a vote of people community by community anyway. It needs to be handled by one functioning body to work for everyone, and not just for Bend.

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*The Board then went into Executive Session relating to ORS 192.660 (2)(h), pending or threatened litigation, at 2:30 p.m. No action was taken.*

*Other items were addressed after the conclusion of executive session.*

Commissioner DeBone said that a grower in his home area does not want public notification of a land use action affecting his property and said he would be testifying in Salem before the Interim Committee on the Marijuana Industry. Mr. Anderson said there is a land use notification area required for a variety of reasons, the same as is mandatory for any other conditional use action. It is critical from a land use perspective to not deviate. Commissioner Baney asked what happens if there are changes in legislation. Mr. Anderson stated that the County can be more restrictive than the State, but not less.

Commissioner Baney said that not wanting the neighbors to know what you are doing is not a good reason to allow something different. If someone wants to be in business, they have to comply with the same laws as everyone else. After the very long and comprehensive process followed to get to this, no one can say that they don't understand this involves land use. Commissioner DeBone said that he is going to speak with the local legislators, and others on the Committee, to see if there is something behind this that could be a concern.

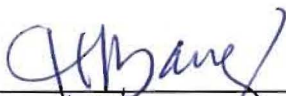
Mr. Anderson said the County has a lobbyist firm now that can perhaps find out more or represent the County's view. Chair Unger would like to present a document ahead of time to the lobbyists and legislators detailing the County's process and the reasonable outcomes, along with a map of rural lands. Commissioner DeBone stated that it might just involve a few disgruntled people, but he'd like to find out more. Mr. Anderson will contact Community Development since they likely have this kind of information available already.

**3. Adjourn.**

*Being no further discussion, the meeting adjourned at 3:20 p.m.*

APPROVED this 5<sup>th</sup> Day of October 2016 for the  
Deschutes County Board of Commissioners.

  
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Alan Unger, Chair

  
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Tammy Baney, Vice Chair

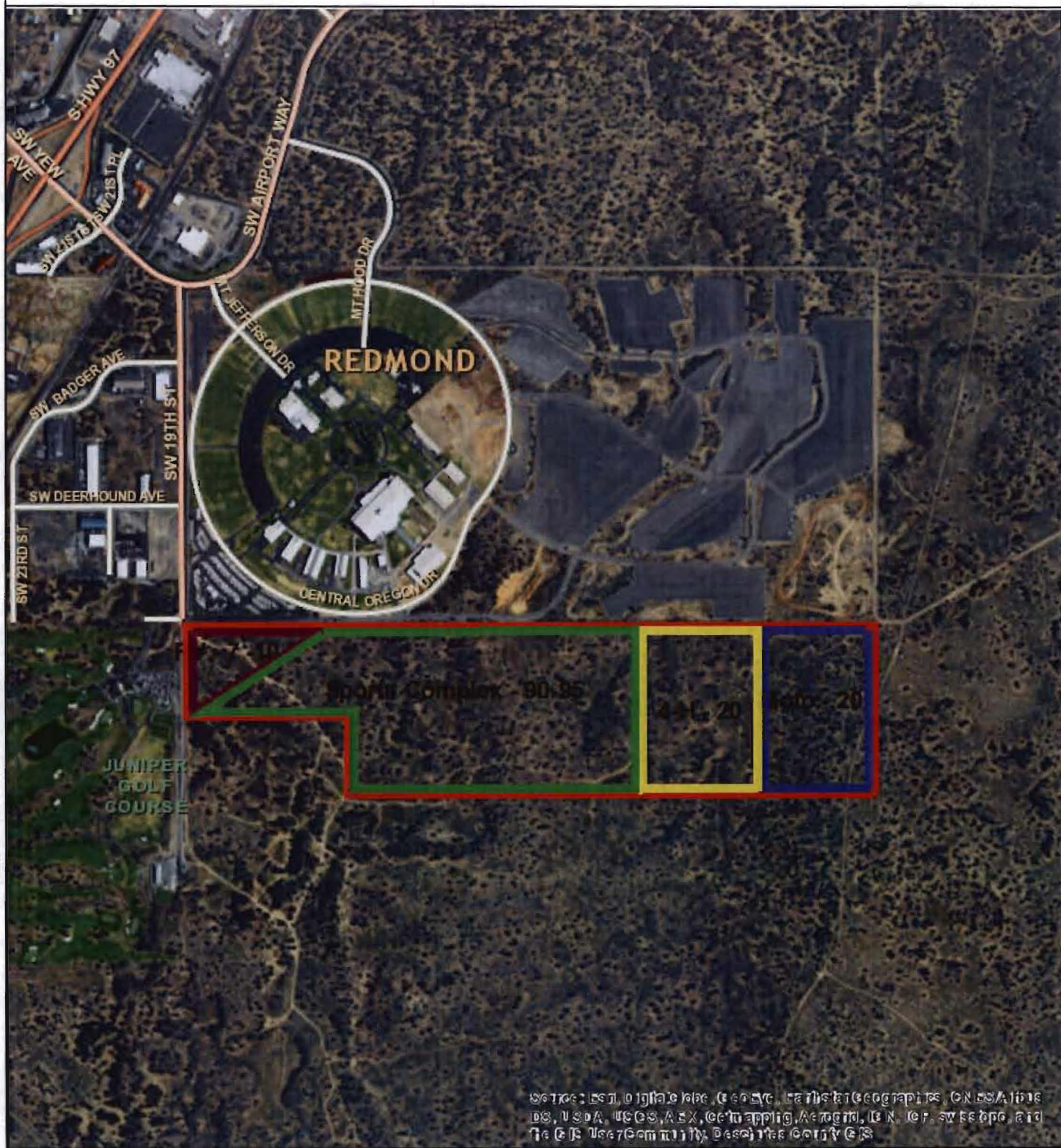
ATTEST:

  
\_\_\_\_\_  
Recording Secretary

  
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Anthony DeBone, Commissioner

# Fairgrounds Expansion

## Conceptual Master Plan





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## WORK SESSION AGENDA

### DESCHUTES COUNTY BOARD OF COMMISSIONERS

**1:30 P.M., WEDNESDAY, SEPTEMBER 14, 2016**

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*Pursuant to ORS 192.640, this agenda includes a list of the principal subjects anticipated to be addressed at the meeting. This notice does not limit the ability of the Board to address additional subjects. Meetings are subject to cancellation without notice. This meeting is open to the public and interested citizens are invited to attend.*

*Work Sessions allow the Board to discuss items in a less formal setting. Citizen comment is not allowed, although it may be permitted at the Board's discretion. If allowed, citizen comments regarding matters that are or have been the subject of a public hearing process will NOT be included in the official record of that hearing. Work Sessions are not normally video or audio recorded, but written minutes are taken for the record.*

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1. Update on Master Plan for the Fairgrounds Expansion (South Side) – *James Lewis, Property Management Specialist*

2. Other Items:

*Executive Session* relating to ORS 192.660 (2) (e)

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*Meeting dates, times and discussion items are subject to change. All meetings are conducted in the Board of Commissioners' meeting rooms at 1300 NW Wall St., Bend, unless otherwise indicated. If you have questions regarding a meeting, please call 388-6572.*

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Deschutes County encourages persons with disabilities to participate in all programs and activities. To request this information in an alternate format, please call (541) 617-4747.



*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.*

*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.*

### 3. Adjourn

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