

**Public Hearing**  
**Draft South Redmond Tract Land Use and Management Plan**  
**November 6, 2007**  
**Deschutes County Fairgrounds and Expo Center**

**Hearing Notes**

John Lilly, DSL Asset Management Section Manager, gave a brief overview of the purpose of the Plan, providing easy-to-understand information on the Common School Fund, DSL's management of Trust lands, and the reasoning behind in-lieu lands. Jim Owens of Cogan Owens Cogan explained the four Land Use Concepts developed for the South Redmond Tract including their features, underscoring that they are just that – concepts.

**Questions and comments:**

Will DSL sell this land or establish long-term leases? (Answer: most likely a mixture of both.)

Will tax revenue be derived from this land? (Answer: this parcel is no different from other land concerning potential taxes levied after it is developed.)

There was some confusion about DSL recommending *one* concept to the Land Board – John explained that we plan to recommend *all four* to the board in February or April.

Comment: Juniper Golf Course aspires to be expanded, contrary to what John discussed in the slide presentation. There is a need in Central Oregon to provide golf opportunities for the “common man.”

Comment: Keep the plan dynamic – don't get locked in to the four concepts. Bounce ideas off developers – reach out to the private sector for ideas.

How do plans to build a new high school (the site is about one mile west of the Tract) fit into planning for this tract? (Answer: No provisions have been made regarding the new high school in any of the Land Use Concepts.)

Are there specific criteria for potential land exchanges with the county? (Answer: normally, we exchange land *of equal value* after negotiations and concurrence of the Land Board. It's a multi-faceted process with much review.)

The county commission chair (Mike Daly) and a Redmond city councilman (George Endicott) voiced support for developing the area for *recreation*. Could the county offer other lands in the Redmond area that could be exchanged for this parcel in order to keep the focus on recreation?

Some voiced concern about siting an armory on the Tract. There was significant discussion about the armory's needs, military equipment, etc.

Why are the two dates under discussion so far apart? (February 2008 for the LB decision on approving the plan and 20+ years from now for development.) What are the *critical dates* for key management decisions? Do we have a timeline established? (Answer: We want to at least adopt the potential development scenarios so we can continue to move forward with planning, UGB discussions, etc.)

There was some confusion about the Land Board's involvement and the process.

Key point: DSL needs to have development scenarios (the four concepts) in place so we can have a "voice at the table" in discussions with ODOT, local governments, etc. If we have nothing in place, we will have very little influence over decisions about the relocation of Highway 97 for example. We need to be able to articulate how the realignment would potentially impact our ability to develop the tract.

How do the airport's "fly zones" affect development? It was brought up that the airport doesn't support residential development within the Tract. Where is the airport going to expand? How much influence has the airport had on residential development being downplayed?

Why don't we maximize land along Highway 97 – this seems a natural, given that the corridor is already commercially developed? (Answer: DSL doesn't own that land – yet – as it's OPRD land.)

There were lingering questions about the four concepts. DSL staff reinforced that all four will be presented to the Land Board for adoption so that we can continue to move forward on planning scenarios and be ready for opportunities when they arise (such as the property coming into the UGB earlier than anticipated).

Comment: Transportation planning is critical. Working closely with ODOT is a must.

Overall, the attendees thought the meeting was well organized, and felt their comments were heard and carefully considered. Very few – if any – feelings of opposition were expressed.

*Notes taken by Julie Curtis, DSL Communications Manager*