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From: Peter Gutowsky [mailto:Peter\_Gutowsky@co.deschutes.or.us]  
Sent: Tuesday, May 27, 2008 9:32 AM  
To: LILLY John; PARKER Douglas  
Cc: Catherine Morrow; Peter Russell; Nick LeLack; Wayne Sorensen; RADABAUGH Mark  
Subject: RE: Public Hearing set for the Revised Draft Land Use and Management Plan for South Redmond Tract will be June 17, 2008

Doug and John,

I read the draft South Redmond Tract Land Use and Management Plan and offer the following comments:

1) Page 20: "UARS are established to include a 50-year supply of land beyond the 20-year time frame of the UGB."

This is incorrect. See OAR 660-021-0030(1), which states, "Urban reserves shall include an amount of land estimated to be at least a 10-year supply and no more than a 30-year supply of developable land beyond the 20-year time frame used to establish the urban growth boundary."

2) Page 20: "The City and County will favor UGB additions that are of sufficient size and scale to be integrated into the urban area as complete neighborhoods or other community elements rather than isolated individual development projects."

The sentence above is framed as the third bullet under the City's urbanization strategy. Remove "and County" from this sentence since the County does not recognize this strategy in its comprehensive plan.

3) Page 20: "Given that the current Redmond UARS were designated in 1995, . . ."

This is incorrect. Deschutes County and the City of Redmond adopted an Urban Reserve Area in September 2005.

4) Page 23: "The proposed strategy assumes that, upon approval of the EOA by the Land Conservation and Development Commission, the City of Redmond would expeditiously initiate the process to amend its UGB to include the Tract."

Modify the sentence so it reads, "The proposed strategy assumes that, upon approval of the EOA by the Land Conservation and Development Commission, the City of Redmond and Deschutes County would expeditiously initiate the process to amend the Redmond UGB to include the Tract."

5) Page 28: "In the interim before its inclusion within the Redmond UGB, investigate the establishment by Deschutes County of an Urban Transition overlay designation for the Tract."

Deschutes County Zoning (Title 18) currently does not contain urban transition overlay designations for rural lands located outside UGBs. On its face, it will be difficult for DSL to justify such a designation when the City of Redmond currently has a twenty year supply of land contained within its UGB, in addition to the land recognized as Urban Reserve.

Peter

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