

Public Hearing Summary

South Redmond Tract Draft Land Use and Management Plan Public Hearing

Tuesday, June 17, 2008; 6:30 pm to 8:30 pm
Redmond Fire & Rescue Meeting Room

Introduction and Meeting Objectives

The Oregon Department of State Lands (DSL) held a public hearing on June 17, 2008 on a revised Draft Land Use and Management Plan (Plan) for the South Redmond Tract in Redmond. The results of the public hearing are being used to finalize the Plan and to determine compatibility with the Redmond and Deschutes County comprehensive land use plans. The completed Plan will guide the use and development of the tract, which borders the Redmond city limits and urban growth boundary.

The public comment period will close June 30, 2008.

Representing DSL were John Lilly, Doug Parker, Clara Taylor, along with the Department's consultant, Jim Owens, Cogan Owens Cogan, LLC.

Public Notice

Notice of the public hearing was provided through a May 20 press release and through direct notice to neighbors and other interested parties. *The Bulletin* ran a story on the meeting and Plan on June 16.

Notes

John Lilly, DSL Asset Management Section Manager, gave a brief overview of the purpose of the Plan and summarized the process leading to the revised Draft Plan being presented. He also explained the concept of an Economic Opportunity Analysis (EOA).

Jim Owens led a PowerPoint presentation on the revised Draft Plan, focusing on the proposed management strategy as illustrated in the Land Management Concept.

Questions and comments

- What is the schedule for Plan completion? (Answer: comments are due by June 30; public hearing before the State Land Board in October, with Plan adoption at that time.)
- Will DSL sell this land or establish long-term leases? (Answer: most likely a mixture of both.)
- Will DSL involve local representatives from real estate, financial institutions, and the development community in marketing and site development? (Answer: consultation with these parties throughout the process.)
- Why is so much land proposed for exchange to the County? (Answer: DSL is responding to a request by the County for adequate land to accommodate Fairgrounds expansion and to provide a buffer to adjacent land uses.)

- What is the process for exchanging lands? Will DSL consider land exchanges with private parties? (Answer: The agency's rules require that exchanges be for land of equal value after negotiations and concurrence of the Land Board. It's a multi-faceted process with much review. Land exchanges with private parties are not precluded, but unlikely in this case.)
- What are the intentions for development of the OPRD lands if obtained? (Answer: Mixed use employment that takes advantage of direct access to US 97.)
- What is the purpose of the transportation corridor designation? (Answer: Designate areas for future transportation facilities, thereby demonstrating compatibility between the draft Plan and region-wide infrastructure plans.)
- What happens if the EOA/UGB amendment process is unsuccessful? (Answer: We will add language to the Plan to explain what the short-term strategies would be. The tract would essentially be managed to avoid conflicts with its long-term urban development.
- Overall, the attendees thought the hearing was well organized and expressed support for the revised draft Plan and expeditious inclusion of the Tract within the UGB.

Attachment: PowerPoint Presentation