

To the Deschutes County Planning Commission:

I am writing after reading a report in the October issue of the Sunriver Scene on the Work Session held September 13, 2007 relating to the proposed Town Center district zone within Sunriver. Three items were of particular interest. Two are related and have to do with questions posted to Terri Hansen Payne by the commissioners related to the public awareness of the proposal and whether this is a contentious issue in Sunriver (where we are owners). These are related because there is very little public awareness of the SPECIFICS of the zoning change and proposed redevelopment. People do know that the mall is going to be redone, but how dramatically it will change Sunriver and the specifics of building heights and most notably parking, total number of residences, a hotel, open space counting all parking - including underground (the 50% open space issue has been used repeatedly by the SROA in trying to "sell" the plan to the public), and maybe biggest of all that the actual zoning proposal allows the total retail to go from the currently available 150,000 square feet down to as little as 85,000 square feet. I am certain that if you took a survey almost everyone will say that the retail will increase due to the redevelopment.

To illustrate my point of very limited actual information on the zoning and redevelopment plan the SROA has only sent out one letter concerning the redevelopment - and even it was skewed in favor of the proposal. It wasn't even received by the majority of owners until AFTER the Work Session had taken place (dated September 12th and mailed). Additionally, the SROA's own website states that the plans they have for the mall are from January 2007 and that "There may have been substantial changes to the plan since then." We know, as does the SROA, that this is true as both of the new plans presented by SilverStar at the public hearing were DIFFERENT than the only one available to the public through the SROA website! Also there was a listing at the time of the public hearing, since removed from the website (I turned in a copy of this at the hearing), dated 9/21/07 stating that many people had contacted the SROA wanting more info and that "We wish we had something we could post. SilverStar has not shared anything since January 2007." Not exactly an example of great informational dissemination to the public - and it should be noted that the SROA president stated that they have had continued communication with SilverStar throughout this process which contradicts the statements on their own website. How can anyone determine their stance on this very important issue (we are talking about one the hallmark resorts in all of the Pacific WN with 40 years of history) when there has been so little to inform them on what is going on. This IS a very contentious issue - too many people just don't know enough about it yet.

The last issue I wanted to mention had to do with view obstruction to properties to the East of the mall - such as our house. It was stated that there was no knowledge of any study being done. This is very important to us as, depending on the plan to be implemented; the very limited setbacks would make it possible to have buildings so close to our property (as written the road counts in the setback calculation) that we will have our view of the sky as well as sun exposure - and sunsets - blocked by buildings. We are very upset, as you can imagine, by this possibility.

Thank you for your time and care in considering the proposals before you.