

Dear SROA Board,

I read with great interest the motion that was passed in the Special Meeting of May 20, 2008 relating to the new language and definition for the Town Center District. Although the support for a Floor Area Ratio measurement system has been discussed in some detail (although I believe the true impacts are much greater than have been reported) one of the most significant changes has almost been entirely overlooked. This has to do with the changes the SROA Board made to the Comprehensive County Plan. As the Plan text now reads (23.40.025 B.2.c.) the Comprehensive Plan Designations language for the Town Center District includes not only lands owned by SilverStar but also the adjoining SROA property within this new zoning definition.

My one question with respect to this motion is **HOW AND WHY WAS THIS DONE?**

Is this not the very land that the owners of Sunriver voted, in the largest voter turnout in the history of Sunriver, not to sell to SilverStar for inclusion into the Town Center district? Does this motion now allow SilverStar to utilize the very SROA owned land involved in the vote toward the restrictions and allowances within the Town Center zone definitions? Does this not in effect not only totally usurp the outcome of the special election ballot but also give the use of the very land that was the center of that vote to SilverStar for free? Is it the will of the current SROA Board to allow SilverStar to utilize our land for inclusion in the FAR determination giving them almost 300,000 additional buildable square feet? If this is not the intent of this Board then why would the Town Center language be written as such? The other lands are, as stated within the language itself, already zoned either Commercial District or Community District – existing zones. Why would the description of the zone itself describe changing the zoning on existing land? Should not the zone be passed by Deschutes County before the SROA Board moves to include it in their language? And certainly they should wait until such time as the zone language is approved by Deschutes County before they take any action to change existing lands zoning. And they should hold another Special Election if they want to include the very land that was already the center of a Special Election in this new zone.

As you can tell I am most concerned that the SROA Board is acting without concern or regard for all of the owners of Sunriver. The outcome of the Special Election seems to have had no discernable effect upon the actions of the Board. Clearly the election showed that the owners of Sunriver are divided. As such the SROA Board should be spending its energies working toward an agreeable compromise to the Mall redevelopment issue, not toward passing new language that has no time for meaningful owner input and goes against what so many owners have directly stated via their vote.

The SROA Board should be the owners voice in these matters that so deeply effect all of us – just look at the over 3,000 votes that were cast. Far too often, as I believe is the case in this matter, the Board is seen as a rubber stamp for whatever SilverStar has proposed. Please begin to represent **ALL** of the Sunriver owners and work toward a compromise instead of going forward as if there is no opposition and the vote never took place. This

path of the Board's does nothing to help to bring our community together nor does it serve to better our community. I implore all of you to act to restore respect for the Board and to act in the interest of **ALL** Sunriver owners (I realize that I have said this earlier but it is so fundamental and so very important).

I appreciate your time in answering each of my questions above and in considering my pleas that followed.

Don Hutchison
Co-Founder SaveSunriver.org
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