

Tumalo Irrigation District

October 29, 2015

Dear Tumalo Neighbor

Tumalo Irrigation District wants to update you on activities related to the 540 acres of district-owned land west of Highway 20, near Tumalo. Previously a surface mine and reclaimed according to the standards of the Department of Mining and Industries, the land must be rezoned as it is no longer a surface mine. The Tumalo Irrigation District began discussing the rezoning process with Deschutes County in September 2015. The Board and staff of the Tumalo Irrigation District will keep you informed of the progress for a rezoning to an MUA-10. Our first step will be to complete a traffic study to examine traffic patterns and current usage.

Sometime after the New Year, you will receive a letter from Deschutes County notifying landowners within 500 feet of the 540-acre parcel that the Tumalo Irrigation District's rezoning application has been submitted. The County letter, along with this update from Tumalo Irrigation District, are the first steps in a multi-year process that will provide numerous opportunities to learn about and comment on proposals as they develop.

Tumalo Irrigation District's goal is to identify options for the property that best serve the District's mission and financial obligations to provide irrigation water to our patrons. Our fiscal duty as holders-in-trust of the property is to maximize the value to the District. In view of the current issues related to maintaining the safety of those using the 540-acre parcel for recreational purposes, we view the rezoning process as an opportunity to create a beneficial asset for Tumalo residents.

As always, feel free to contact our office with any questions or concerns you may have.

Kenneth B. Rieck
District Manager
Secretary to the Board

Tumalo Irrigation District

Q&A

Q: What was the property zoned before it became a surface mine?

A: The property was developed as a surface mine in the early 1900's. Prior to that the property was not zoned. If it had been, it would revert to that the previous zoning but that is not an option in this situation.

Q: Is there a timeline for the application process?

A: We expect the rezoning application process will continue through 2016. During this period, there will be opportunities for testimony for and against the application. Once the zone is established, TID will work on a development plan. That will likely take much of 2017.

Q: Why did TID decide to do this now?

A: Now that the land is reclaimed, law requires rezoning. As the owners of the property, the District decided to initiate the process rather than waiting for Deschutes County to do so.

Q: Will the public still have access to the land while the zoning application process is ongoing?

A: The Board's intention is that the property should remain open to the public, but circumstances could change if the property is abused.

Q: Does TID anticipate a lot of resistance to rezoning the process?

A: TID does not anticipate a lot of resistance to rezoning because law requires it. However, it does anticipate a lot of interest in the type of development TID eventually decides to apply for. That is why TID is taking a very thoughtful approach and is considering many different options.