



# Oregon

Kate Brown, Governor

Oregon Department of Transportation  
Region 4 Headquarters  
63055 N. Highway 97  
Bend, OR 97703  
(541) 388-6180  
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DATE: 1/29/20

ANN BEIER, COMMUNITY DEVELOPMENT DIRECTOR  
CROOK COUNTY COURTHOUSE  
300 NE 3<sup>RD</sup> STREET, ROOM 12  
PRINEVILLE, OR 97754

**CROOK COUNTY**  
**JAN 29 2020**  
**PLANNING DEPT**

<b>Project Name:</b> Modification – Destination Resort Development Plan Remington Ranch Destination Resort	<b>Applicant:</b> Full Health, LLC
<b>Jurisdiction:</b> Crook County	<b>Jurisdiction Case #:</b> 217-19-000675-PLNG
<b>Site Address:</b> *See below	<b>Legal Description:</b> *See below
	<b>Tax Lot(s):</b>
<b>State Highway:</b> OR 126 and OR 370	<b>Milepost:</b>

## ODOT Response

Thank you for sending agency notice of a request to modify the resort development plan approved by the Crook County Planning Commission in 2007 (CU-DES-002-06). The specific request is to modify the development plan to reduce the number of dwelling units and overnight lodging units, to modify the types of recreational activities at the site and to reflect the new owner's vision to create a resort experience with a range of health, wellness, spa services and recreational amenities in a low-key and natural environment. The Applicant has provided an updated Transportation Impact Analysis to reflect the proposed development and changes in traffic and infrastructure in the vicinity. The proposed modification will be reviewed subject to the requirements of Crook County Code 18.116 (Destination Resort Overlay), 18.160 (Conditional Use) and 18.180 (Transportation Impact Analysis). The subject property is identified as Township 14 South, Range 14 East Willamette Meridian, Sections 33 and 34, Tax lots 1800 and 1802 and Township 15 South, Range 14 East Willamette Meridian, Sections 3, 4, 5, 9 and 10, Tax lots 201, 203, 204, 205, 206, 207, 208, 209, 210, and 211. ODOT would like the following conditions of approval added to the final action order:

- A new Cooperative Improvement Agreement (CIA) between Crook County, ODOT, and Full Health, LLC is required.
- A State Highway Approach Permit (Special Use Permit) is required for the proposed emergency access to OR 370. Please note, this access must be gated and locked when not in use by emergency services. ODOT does not want to build a developed left turn lane for this approach.

Permits and Agreements to Work in State Right of Way

- ☒ A State Highway Approach Permit (Special Use Permit) must be obtained for the new approach location along OR 370. Please contact Permit Specialist, Aaron Smith, at 541-388-6054 to obtain this.
- ☒ An ODOT Miscellaneous/Construction Permit must be obtained for all work in the highway right of way. Please contact Permit Specialist, Aaron Smith, at 541-388-6054 to obtain this.
- ☒ A drainage study prepared by an Oregon Registered Professional Engineer is usually required by ODOT if the development has the potential to impact ODOT highway drainage, to assure life, safety and that Oregon Drainage Law is being upheld. The applicant must provide ODOT District 10 with a preliminary drainage plan showing impacts (or lack of impacts) to the highway right of way. If it can be determined from preliminary drawings there will be no impacts to the highway drainage system then a drainage study will not be required. If a drainage study is required, all requirements for drainage studies can be found in the ODOT Hydraulics Manual.

You may contact me at 541-388-6046 if you have any further questions or require additional information on our response to this proposal.

Thank you,

**Don Morehouse**

Senior Transportation Planner, Development Review

**Please send any further project related correspondence to:**

ODOT Region 4 Planning  
Development Review  
63055 N. Highway 97, Bldg M  
Bend, OR 97703

[Donald.Morehouse@odot.state.or.us](mailto:Donald.Morehouse@odot.state.or.us)

Development Review Planner: Don Morehouse	541.388.6046
Region 4 Traffic Manager: Mark Barrett	541.388.6120
District Contact: Aaron Smith	541.388.6054

## Hannah Elliott

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**From:** MOREHOUSE Donald <Donald.MOREHOUSE@odot.state.or.us>  
**Sent:** Wednesday, January 29, 2020 5:19 PM  
**To:** Hannah Elliott  
**Cc:** Ann Beier; SCHOLTES James M; KNITOWSKI David; SMITH Aaron K; AMITON David; 'Joe Bessman' (Joe@transightconsulting.com); TOWNSEND Robert L  
**Subject:** RE: Crook County Planning Commission - January 29th, 2020  
**Attachments:** 217-19-000675-PLNGResponseMOREHOUSE.pdf

Hi Hannah,

I have attached the ODOT response for 217-19-000675-PLNG. I will also be attending the Planning Commission meeting this evening. Thank you,

**Don Morehouse**  
**Senior Transportation Planner**  
**ODOT Region 4**  
**Desk: (541) 388-6046**  
**Cell: (541) 233-6558**  
[Donald.Morehouse@odot.state.or.us](mailto:Donald.Morehouse@odot.state.or.us)

**From:** Hannah Elliott <[Hannah.Elliott@co.crook.or.us](mailto:Hannah.Elliott@co.crook.or.us)>  
**Sent:** Wednesday, January 22, 2020 5:06 PM  
**Subject:** Crook County Planning Commission - January 29th, 2020

Good afternoon,

Please see attached for the Planning Commission meeting agenda for January 29<sup>th</sup>, 2020.

Information will be available at [https://co.crook.or.us/pc\\_meeting](https://co.crook.or.us/pc_meeting)

If you should have any questions, please contact our office.

Thanks,

*Hannah Elliott*

Senior Planning Permit Technician  
Crook County Community Development  
300 NE 3<sup>rd</sup> Street, Room 12  
541-447-3211 ext 243  
[www.co.crook.or.us](http://www.co.crook.or.us)

**Office hours Monday-Thursday 8:00-12:00 & 1:00-4:00.**  
**Office hours Friday 8:00-12:00.**

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