

**Lewis, Tia M.**

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**To:** Tia Lewis  
**Subject:** FW: Remington --Proposed Conditions



**From:** Lewis, Tia M.  
**Sent:** Tuesday, January 28, 2020 1:23 PM  
**To:** Ann Beier (Ann.Beier@co.crook.or.us) <Ann.Beier@co.crook.or.us>  
**Cc:** White, Cathy <CWhite@SCHWABE.com>  
**Subject:** Remington --Proposed Conditions

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

Hi Ann:

We had a few minor suggested changes to the proposed conditions from your Staff Report dated January 9, 2020. They are set forth below:

Condition 5—We recommend removing this condition as these expenditures were vested through the 2010 Vested Rights decision, as you mention.

Condition 7: We recommend changing the word “assessed” to “verified” in the last sentence.

Condition 22: We recommend changing this condition to read as follows

“Prior to the use of the northern road for resort access other than gated emergency only access, the applicant shall construct an eastbound right turn lane and a westbound left turn lane on the O’Neil highway at the intersection of the north resort access road. ODOT shall approve the location and design of the intersection.”

Condition 23: The text of the track changes has some issues that makes this unclear.

- a) strikethrough text updates are needed to remove the words “separated grade interchange”
- b) Minor track changes edits to include “(2)” and “(3)” preceding the subsequent intersection names.
- c) No change

Condition 25: The track changes edits are based on the old numbers and need to be revised as follows:

“Use of this route will be significantly reduced from the original application with the revised unit count and retention of the existing access west of the Powell Butte Highway.

It is recommended that construction and resort travel impacts should instead be revised with a supplemental roadway maintenance fee of \$486.43 per single family unit at time of building permit and escalated annually based on the Seattle ENR (no fee would be assessed on overnight lodging). This rate would be consistent with fees recently approved for Hidden Canyon Resort despite Remington Ranch’s lower reliance on the County roadway system.”

Condition 26: This entire condition should show up in strikethrough text per our report recommendation and the text in #25.

Please take a look at these suggested changes and let me know your thoughts. Thank you, Tia.

Twin Lakes Road

WELCOME  
CENTER

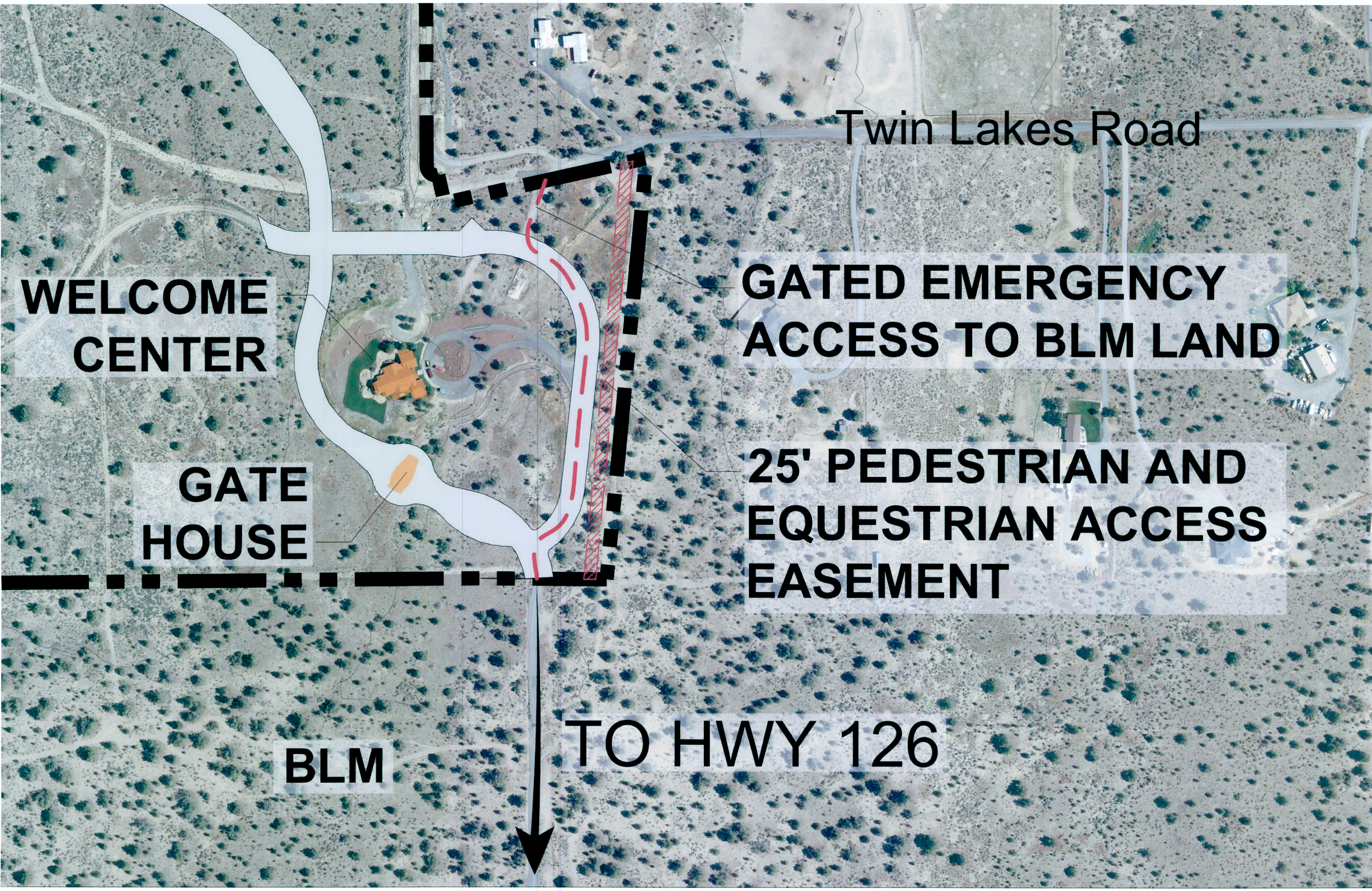
GATED EMERGENCY  
ACCESS TO BLM LAND

GATE  
HOUSE

25' PEDESTRIAN AND  
EQUESTRIAN ACCESS  
EASEMENT

BLM

TO HWY 126



ock

1590'-0"

distance to mine

RESIDENTIAL

PASTURE  
(EQ/FR)

± 130 ACRES

APPROXIMATE LOCATION  
OF EAGLES NEST SITE

R1320'-0"

$\frac{1}{4}$  mile radius

R660'-0"

$\frac{1}{8}$  mile radius

SUSTAINABLE  
FARM  
(EQ/FR)

± 180 ACRES

CONFERENCE  
CENTER

40,000 SF  
BUILDING  
FOOTPRINT

HEALTH &  
WELLNESS LODGE  
& BUNGALOWS

EQUESTRIAN  
CABINS

STAFF  
HOUSING /  
RESIDENTIAL

SUST. FARM  
(CG)