



Hannah Elliott

From: n3ranchlife@gmail.com
Sent: Wednesday, June 22, 2022 10:38 AM
To: Will VanVactor
Cc: Hannah Elliott
Subject: RE: Howdy Again

CROOK COUNTY
JUN 22 2022
PLANNING DEPT

Howdy Will and Hannah , thanks for the details on m49 . I still think the Property as beautiful a view as it has of the Cascades / Smith Rocks , one of a kind , it shouldn't be devalued with a subdivision that will have no benefit of the view based on current plot maps of the building architecture .

Also regarding the Sewage effluent discharge of 183000 gallons a day through the winter months could become a issue of it being able to leach into the ground .

Additionally may I ask why Crossing Trails is not being developed under the Guidelines of Chapter 18.108 Powell Butte Rural Residential Zone, PBR-20 , which it states The Crook County Code is currently through Ordinance 330 , passed March 2 ,2022 . ????

This would allow lot sizes based on 18.108.030 Lot Size under the exclusive Rural Residential Development by Powell Butte Ordinance No. 130 and Ordinance No.132 , Amend. No 1 .

Please add this discussion to the official record for the Crossing Trails application.

Thanks again for your time and review .

Tony Newbill
N3 Cattle Company
7411 SW Copley Rd
Powell Butte, Or 97753
928-231-2478

From: Will VanVactor <Will.VanVactor@co.crook.or.us>
Sent: Wednesday, June 22, 2022 9:34 AM
To: Hannah Elliott <Hannah.Elliott@co.crook.or.us>; n3ranchlife@gmail.com; Brent Bybee <Brent.Bybee@co.crook.or.us>
Cc: Plan <Plan@co.crook.or.us>
Subject: Re: Howdy Again

Hi Tony,

Thank you for the question. As noted, your email will be included in the official record for the Crossing Trails application.

Regarding Measure 49, it has limited applicability. For one, it only allows the creation of so many residential units. Although the subject property totals 580 acres, it likely would only qualify for around 3 dwellings under M49. Additionally, to qualify under M49 you have to have owned your property since the adoption of the land use regulation that prohibits the residential use. Many M37/M49 claims were filed by folks who owned their property prior to the adoption of Oregon's land use system in the early 70s. In this case, the owner has only owned it since 2000 (I believe), so the M49 claim would have to tie back to a land use regulation adopted after that time that limits the use of the property. Upon initial review of the subject property, I don't know that the owner would have a valid M49 claim.

Hope that helps. Have a nice day!

Will Van Vector

Director - Crook County Community Development

300 NE 3rd Street Room 12, Prineville, OR 97754

Office: (541) 447-3211

Website: www.co.crook.or.us

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From: Hannah Elliott <Hannah.Elliott@co.crook.or.us>

Sent: Wednesday, June 22, 2022 9:15 AM

To: n3ranchlife@gmail.com <n3ranchlife@gmail.com>; Will VanVector <Will.VanVector@co.crook.or.us>; Brent Bybee <Brent.Bybee@co.crook.or.us>

Cc: Plan <Plan@co.crook.or.us>

Subject: RE: Howdy Again

Hi Will and Brent,

Could one of you take a look at Tony's question below and respond? Tony, I will add your email to the record.

Thank you,

Hannah Elliott

Senior Planning Permit Technician
Crook County Community Development
300 NE 3rd Street, Room 12
541-447-3211
www.co.crook.or.us

Office hours:

Monday-Thursday 8-12 & 1-4

Friday 8-12

plan@co.crook.or.us (planning related)

bld@co.crook.or.us (building related)

onsite@co.crook.or.us (septic related)

From: n3ranchlife@gmail.com <n3ranchlife@gmail.com>

Sent: Wednesday, June 22, 2022 9:13 AM

To: Hannah Elliott <Hannah.Elliott@co.crook.or.us>

Subject: RE: Howdy Again

Howdy Hannah , Yes Both ! Thanks and have a great day , Tony

Tony Newbill
N3 Cattle Company
7411 SW Copley Rd
Powell Butte, Or 97753
928-231-2478

From: Hannah Elliott <Hannah.Elliott@co.crook.or.us>
Sent: Wednesday, June 22, 2022 9:11 AM
To: n3ranchlife@gmail.com
Subject: RE: Howdy Again

Hi Tony,

Is your intent to enter this email into the record? Or is this a question you would like staff to answer? Or both.

Thank you,

Hannah Elliott

Senior Planning Permit Technician
Crook County Community Development
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onsite@co.crook.or.us (septic related)

From: n3ranchlife@gmail.com <n3ranchlife@gmail.com>
Sent: Wednesday, June 22, 2022 9:07 AM
To: Hannah Elliott <Hannah.Elliott@co.crook.or.us>
Subject: Howdy Again

Howdy again , I wanted to talk about Measure 49 , and ask Why this is not the Guideline being used to develop Crossing Trails ?

This shows the proposed Resort as a Beautiful property that should be developed under the provisions of Measure 49 to be sustained as a Pristine individually and Privately owned set of Properties . These types of Properties (Homes) would keep Powell Butte in a Higher Valued Real Estate market like Brasada , Black Butte Ranch , Prong Horn , which would be as beneficial to the County in terms of Tax valuation , while reducing the impact on County Public Resources , Traffic Congestion and Ground Water demand . And reduce the Impact that Large Subdivision Developments like what is being proposed will have on all resources , plus the Concentration of Hazardous waste like the Sewage Treatment plant , all of

which will have a Devaluing effect on the overall Powell Butte Community Rural setting everyone here now is trying to maintain .

landandfarm.com

So my view is this development should fall under the Guidelines of Measure 49 , and be developed in 2 to 5 acre lot sizes .

Thanks for the chance to voice a opinion and have a great day .

Tony Newbill

N3 Cattle Company

7411 SW Copley Rd

Powell Butte, Or 97753

928-231-2478

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