

Hannah Elliott



From: Chris Rouse <christinarouse71@gmail.com>
Sent: Tuesday, July 12, 2022 8:40 AM
To: Plan
Subject: Letter regarding Crossing Trails
Attachments: Letter regarding Crossing Trails.pdf

CROOK COUNTY
JUL 12 2022
PLANNING DEPT

[CAUTION: This email originated from outside of the organization. DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe]

Re: Proposal of Crossing Trails Hearing

To whom it may concern,

I wanted to email a letter to voice our concerns over the development of Crossing Trails. We have lived in the Powell Butte community for one year. We live at 18178 SW Mt Adams Loop, Powell Butte. This proposed development is just a few miles from our home. Our favorite thing about being in this particular community is the sense of family, small town, ranching, and love of the all that Central Oregon has to offer. We have four primary concerns over this development. We will be on vacation during the next two meetings on July 27th and 28th but want our concerns to be noted.

1. Water-if there are already concerns from the from the development of Brasada and the neighboring ranches and farms that surround it, how could you account for being able to supply enough water as well as processing waste. Our county and neighboring Jefferson County are sitting at record lows. I can't imagine being a residence where you've had beautiful views of Ochoco lake or Prineville reservoir and seeing them again at all time lows or no water. It is already public knowledge of the water rights concerning the local farmers and their ability to have enough water to preserve their crops and feed their animals. I understand that Brasada has a third phase of development that hasn't even been started and neighbors within this neighborhood complain about water pressure concerns.
2. Traffic-I have concerns over when this application was put in and the development of Brasada and the traffic flow between Prineville and Redmond. Even with the latest infrastructure proposal in creating a roundabout at Highway 126 and Powell Butte Highway that does not account for the potential of 700 residents in this development with 1 to 2 cars a piece merging onto the one single light that controls access to Hwy 97 or downtown Redmond or down into Hwy 126 into Prineville. Infrastructure to re-create the access and movement into both these towns would have to be re-created as well as building a roundabout at merging highways to reduce the risk of accidents and to control the flow of traffic prior to the development. Who is going to pay for this?
3. Application date/development information-there are many moving parts and things that have changed in the development of this particular area of Powell Butte and the location for this potential resort from when this was originally proposed. When reading the information it also appears several of the people that were apart of that proposal are no longer involved. The economy is not where it was when this application was turned in. We did not have the water issues that we have now. I understand from reading through the last meeting in that what was originally proposed for the resort is no longer the vision. There's not enough information on what categorizes as a villa, a seasonal rental, or workers housing. What is the value in the cost of these and what does the potential

look like for living in this development. What is the proposed cost in 2022's economy for these seasonal rentals and cabins? Do those living in the vacation villas own their land or is this something where they have to pay rental HOA fees? What are the control factors for the value of what is being built and who is doing the development or building of each of these individual vacation villas? What is being done to buffer the negative impact on the neighboring farms and ranches? There are already three developments within the greater neighboring area between Brasada, Pronghorn, and Ranch at the Canyons. Of these I must say that at least Pronghorn was developed in land that is relatively unusable. The land that you're wanting to use is farmland. Maybe this development idea should be moved to a location that isn't existing farmland given the concerns for food shortages that are being talked about on a national and state level.

4. Fire-given the risk of increased fire hazard this particular area and location has there should be a ban on fire pits outside of Propane fires pits. This is not specified.

Our family is available for further conversations and will be following the Hearings.
Thank you,

Dan and Christina Rouse
971-563-2898