



To: Members of the Crook County Planning Commission and Planning Department.

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JUL 22 2022

Crook County
Community Development

From: Neil Henke
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Powell Butte, Oregon 97753
Phone: 541-788-4111

Subject: Proposed 750 residence resort. "Crossing Trails"?

Hello Folks:

I am not opposed to growth. It is an event that happens when we have a very desirable place to live and work. However responsible growth is an absolutely necessity.

What are the items that should be included in a responsible approach to growth management.

1.

As you folks know there has been a great deal of development in the entire Central Oregon area over the past several years. Living in the desert with high levels of development brings immediately center stage the question regarding our water supply. We as residents in the rural areas have already experienced lowering aquifer levels and the need to deepen wells. If you have any doubt contact any well driller and ask what their schedule is.

When was the last time a comprehensive aquifer study has been completed for the Central Oregon Region by the State of Oregon Water Authority? A through study should be completed prior to any additional development to determine how much current and future development can be supported with our existing aquifer. As we line irrigation canals to improve the efficiency of agricultural irrigation we also loose the water that had previously been returned to the aquifer

through lava tubes. This results in a net loss to the replenishment of the aquifer. As we develop areas that were formerly farm land we lose the percolation back into the soil and evaporation provided by agricultural use of the land and irrigation. More loss of native aquifer.

We also experience historical natural cycles of drought such as the one we are currently experiencing. This suggests we should plan our development and aquifer use in accordance with the most restrictive assessment of water availability. This should include requiring appropriate areas of large water storage to sustain water availability in drought cycles.

In summary a comprehensive aquifer study is needed and should be completed for the Central Oregon Region prior to any additional development. Not just in Crook County but the entire region.

2.

The second area of concern is traffic on Highway 126. Absolutely no developments at all should be approved until the State completes a comprehensive traffic plan for Highway 126. It is virtually almost impossible to make a turn from the north side of Highway 126 to the west at almost anytime of day and virtually not possible at high traffic density times. This issue had been discussed at the last 2 development hearings I attended and essentially was not addressed based on the outcome of the approval process. (Remington Ranch, and the development that preceded the current request for 750 units)

The Remington Ranch development just west of the Powell Butte Highway has not yet been constructed and will use Highway 126 as a collector. In addition Pahlisch Homes has an approved large development adjacent to Brasada Ranch. Many of those residents will use Highway 126 since Redmond is the closest city to shop. Additionally I just noticed a few days ago across the highway from Brasada Ranch another piece of property that had been in agricultural production now has a sign stating yet another developer is planning

homes on that piece of ground. Highway 126 as collector? A thorough and comprehensive review by the State Division of Highways needs to be completed and the improvements recommended completed before allowing any additional traffic onto Highway 126. Not considered in the discussion here is the continuing development in the Prineville area that is also using Highway 126.

3.

We need to think about preservation of our existing agricultural land. We are losing agricultural land at an alarming rate. We need this land to produce crops for our consumption, for hay and grains to support animals and live stock we raise and sell in the Powell Butte area. Powell Butte is primarily a farming community. Please consider land is needed for uses and services other than resorts and residences.

We are all very much aware that these density changes provide wonderful revenue opportunities for the governing bodies in terms of permit fees, development fees, tax base and jobs but also have adverse effects in terms of water consumption, traffic and congestion, cost of Schools, cost of Police and fire protection and reduction and loss of a farming community.

Planning to me means we balance all of these needs and the desire of the community not just the developer desire and monetary return. Good planning I believe means we recognize there is a maximum population to a given area based on its assets, resources and existing use and nature of the community.

I urge all of you in the planning and development process to please seriously review the above items I have mentioned and carefully look at the proposed change in character of our community.

I respectfully request this email be included as a response exhibit to the "Crossing Trails"? review hearing.

I am happy to speak or meet with any of you regarding my own and others concerns.

Thank You,

Neil Henke
Powell Butte Resident 22 years.

Jennifer Orozco

From: Neil Henke <neil@3sislabs.com>
Sent: Friday, July 22, 2022 8:26 PM
To: Plan
Subject: Crossing Trails? Proposed 580 Acre Resort
Attachments: Crossing Trails letter. copy 2 PDF.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please find attached response to Proposed 580 Acre Resort at Parrish Lane & Wiley Road Powell Butte Oregon.

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Neil Henke