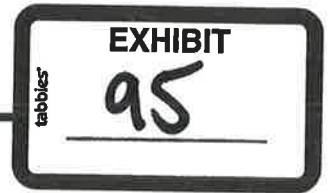


Hannah Elliott



From: Ron Coffin <idesign@ykw.net>
Sent: Sunday, July 31, 2022 12:23 PM
To: Plan
Subject: Crossing Trails subdivision
Attachments: crossing trails subdivision.doc

CROOK COUNTY
AUG 01 2022
PLANNING DEPT

Hello,
I attended the meeting on July 27 and spoke briefly.
There is a MS Word document attached to this email that clarifies my concerns in a more organized way.
I ask that it be put into the public record.
Thank you,
Ron

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Crossing Trails Subdivision

Where I'm from there is an old saying....."Just because a cat has her kittens in an oven, don't make them biscuits". In other words, do not take things at face value.

Let's call "Crossing Trails Resort" what it really is. A subdivision. This is an attempt by an out of state organization to skirt around the zoning regulations of our county to build single family homes and perhaps multi-unit dwellings and RV parking on undersized lots by the expedient of calling it a "Destination Resort".

Exactly what is a "Destination Resort"? Well, the first thing that comes to mind is there must be a reason to call it a "resort" that's worthy of being a "destination". Golf course, horse facility, amusement park, ski slope, beach and water-sport activities, these are things most folks think of when the word "resort" comes to mind. We already have a number of resorts that meet some these criteria nearby, so we know what that looks like. Crossing Trails is not that.

The promoter says it will have "fire pits, public swimming pool, walking trails and a restaurant". Do these so-called "amenities" truly makes this a "destination"? No. These require minimal investment and are only there to serve as camouflage for what these people want to do to our community, which is enrich themselves without a care for what the locals want.

Powell Butte has roughly 2800 current residents. These Crossing Trails people want to cram 750 living units into an area that's too small for it, not zoned for it, and doesn't have the infrastructure to support it. This will almost double our population. That would fundamentally change the face of our community for generations to come. I am against it and, if need be, will help support any legal challenge necessary to prevent it.

But realistically, one of the functions of our Planning Commission is to prevent this type of undesired development, so private citizens shouldn't need to pay for legal challenges to stop this sort of thing.

When this project was initially approved, Crook County was in a very different place financially and the prospect of a real destination resort was likely considered to be something that could jump start a lagging economy. We don't need that anymore because Facebook, Apple, many small businesses and new residents have energized our economy.

Our Crook County Planning Commission should put a stop to this for the below reasons.

1. Simply recognize that the original approval from more than 13 years ago has timed out.
2. The initial proposal may have been for what the new owners are calling it now, but the present plan does not fit the definition. This should be grounds for denial.
3. In the years since this project was proposed, traffic has become unprecedented. This project would require major investment in road improvements and the attendant traffic issues caused by the road work.
4. Facebook and Apple are large consumers of groundwater. We don't have an unlimited supply. Just ask the residents on the south side of 126.
5. Adding 750 new households into the Powell Butte community of about 2800 residents will almost double the population. Where is the sewage and waste going?
6. At the meeting of July 28, a concerned citizen exposed the issue of the developers integrity, claiming multiple lawsuits are pending at this time. The Planning Commission should look into this further as well as exploring how other projects by this development team have turned out.

There may be other reasons that would give the Planning Commission a legal footing on which to deny the permits necessary to build this subdivision, but the obvious best reason is the vast majority of the taxpayers and voters who live here are firmly against it.

7/30/2022

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