



Jennifer Orozco

From: Sondy Wyss <sondy.wyss@gmail.com>
Sent: Friday, July 22, 2022 10:40 AM
To: Plan
Subject: Fwd: Crossing Trails Resort

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JUL 22 2022

Crook County
Community Development

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From: **Sondy Wyss** <sondy.wyss@gmail.com>
Date: Tue, Jul 19, 2022 at 2:29 PM
Subject: Crossing Trails Resort
To: <plan@co.crook.or.us>

To: Crook County Planning Commission

From: Barclay & Sondy Wyss

This is a Memorandum of Objection to the Modification of Crossing Trails Destination Resort as well as concerns over the original approval of said Destination Resort.

As you drive into the Powell Butte Community, the Welcome to Powell Butte sign (which has been there for as long as we have lived here) states "Good Crops, Good Stock, Good Neighbors" There is nothing in this statement about resort living. Community is defined as "a group of people living in the same place or having a particular characteristic in common" There is nothing in that definition that suggests overnight lodging or short term visitor spaces constitute a community.

Why this was ever approved by the County Planning Commission gives us great pause and wonder.

1. With regard to the water source planned for this development. Applicant states that Avian water has agreed to provide water. Please explain in detail how that water is delivered to a resort in sufficient quantities to provide ample water for all uses and provide the homeowners with an assurance that wells will not be drilled on the property which would severely impact the aquifer that provides water to the long standing farmers and property owners. Are the resort owners willing to provide some written assurance that they will compensate the owners of wells that go dry with drilling expenses to re-establish their wells due to this project?
2. With regard to the water treatment facility area it states it is in a wetland. It is assumed this is going to be created as there are no wetlands on that property outside of COID seasonal irrigation water. What is the plan for this, how will it be maintained, tested and treated to prevent contamination on the property and surrounding properties. A comprehensive plan should be provided for review prior to approval.
3. With regard to the Water Tank proposed on the property. What is the reason, the anticipated use and how will it be maintained and restored. How will the water be provided?

4. With regard to Overnight Seasonal Rentals. Please provide information that confirms these are not RV spaces for overnight use. That is not allowed under the guidelines of a Destination Resort. 118.116.030 ... "Tent sites, recreational vehicle parks, manufactured dwellings, dormitory rooms and similar accommodations do not qualify as overnight lodgings for the purpose of this definition."

5. Workforce housing: Please provide details as to how these facilities will be used. "Workforce" denotes temporary workers who come to work and then leave at the end of their shift. Will this be permanent housing for families of those workers on the property and how will these facilities be maintained, paid for and be administered? How do these units meet the criteria under the Destination guideline? Dormitory housing is not permissible.

6. It is still unclear as to how this property ever fell within the destination overlay, as it is farmland, surrounded by farmland and producing and being used as farmland prior to and after its approval. Realizing that "High Value Farmland" has certain criteria, has it been re-evaluated since its original approval and has there been independent studies performed to determine soil and production or is the County just looking at some map created for the benefit of this approval. Have independent studies been done to determine soil type and production potential. Since 2009 has the crop production been re-evaluated to determine its production levels. Anyone can purposely produce less to benefit their objective. Yet the property still qualifies under EFU and farm deferral for tax benefits.

7. Finally, there is a traffic issue, which was not so significant when this resort was initially proposed. Since then there has been an influx of traffic from Brasada, FaceBook, and Apple that has put a strain on Hwy 126. There is nothing in the plan to mitigate this problem and it is substantial. An independent traffic study (not done or provided by the developer) based on the current traffic problem and what this type of housing development will create on our roads and highways needs to be conducted. I call this a "housing development" as that is what it is. There is nothing "destination" in this plan. A swimming pool and a few hiking trails around the units does not make for a resort. Your statement about who this property will appeal to ("This proposal will provide a superior destination resort experience that is affordable for everyone, from grocery clerks to teachers and police officers to mechanics") are all people interested in recreation which will mean going to Smith Rock, Prineville Reservoir, Mt Bachelor and fishing lakes and reservoirs, etc. This property offers a room to stay in while they recreate elsewhere, creating a traffic nightmare all year long.

There is nothing of good value in this plan; it will significantly disrupt the farmers and ranchers that surround this area and have been here for years, as they try to maintain their lifestyle among cars, trucks and boats and loud noise. One can only imagine an impatient vacationer needing to meet a tee time only to be thwarted by a hay truck, combine, or cows in the road moving from one property to another. This is commonplace for Powell Butte residents but not for impatient out of towners on a two lane farm road. It's a disaster waiting to happen. There are already significant traffic accidents at Hwy 126 and the Powell Butte Hwy and these will only increase as traffic congestion increases. Anyone who uses the Powell Butte Post Office knows the hazards of entering and exiting during peak times of day. Speed limits are only as effective as drivers who choose to abide by them. Again, out of town folks are not used to a farm community.

Whatever the reason for this first approval, it was a mistake and the County Planning Commission has an opportunity to walk that back and examine all the factors that were not adequately considered in the first approval. Do the right thing for the community and not for the increased taxes or appeasing out of town developers. Do the right thing for this farming community of Powell Butte. Do not allow this property development to go forward.

Respectively submitted,

Sondy and Barclay Wyss

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God will always take you in and always take you back...Just ask Him!

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