

Quick facts for public regarding Crossing Trails:

The pending application is a modification of the Crossing Trails Destination Resort. The original Destination Resort application, which was submitted in 2008, was approved after an appeal from the Planning Commission to the County Court. The original approval received multiple extensions and has an active land use approval.

- The process for a Destination Resort to be approved is to apply for and receive approval of a tentative Development Plan which includes the project concept, narratives, maps and overall project components with conditions of approval, all in accordance with CCC 18.116.040 to 18.116.100.
- The next step would be to apply for the Final Development Plan which would require compliance with the tentative Development Plan conditions of approval, in accordance with 18.116.110.
- The current application under review is to modify the tentative Development Plan, there has not been a Final Development Plan submitted.

The original approval is for a maximum of 250 overnight lodging units and 500 single family residential lots. It also includes a golf course, eating, and meeting facilities.

The proposed modification eliminates the golf course (while still maintaining 50% open space), proposes 400 vacation villas, 100 work force housing units, 200 overnight lodging units and 50 seasonal overnight lodging units. The applicant also proposes meeting and eating establishments, along with other recreational components as identified in the application materials submitted.

What is important to note about the pending application is that it is a request for a modification of a previously approved destination resort. Thus, the review will focus on the portions of the proposed development that are different than what was approved. The application review will determine if the proposed changes comply with the criteria effected by the modification.

- For example, the subject property location has not changed. Thus, the original findings will remain unaffected.
- However, aspects of the proposal that are changing will be reviewed. For instance, the applicant is proposing a different mix of housing types, including workforce housing. That change will be reviewed for compliance with the applicable approval criteria.
- In short, this is not a review of a brand-new destination resort. The applicant could elect to proceed with the existing approval.

Where we are procedurally:

The applicant submitted the modification application earlier this year. It was deemed complete on May 3rd, 2022.

Currently staff is reviewing the application and preparing a staff report. For all parties involved, we anticipate having the staff report finalized earlier than required by the Crook County Code. We anticipate the tentative staff report to be available by July 6th.

The initial Planning Commission Hearings are scheduled for July 27 & July 28.

<https://co.crook.or.us/planning-commission/page/217-22-000082-plng-crossing-trails-destination-resort-modification>