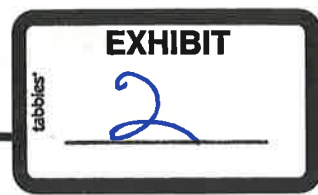


Jennifer Orozco



From: The Andersons <andersonfam425@gmail.com>
Sent: Tuesday, March 8, 2022 1:54 PM
To: Plan
Subject: Brasada Ranch Phase 15 Comments

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MAR 08 2022

Greetings Staff,

**Crook County
Community Development**

I am a neighbor in Powell Butte, a retired school teacher with a little time on my hands and have always enjoyed following land use submittals/cases, etc. On this one, it's of more interest because I live near Brasada and I've been there many times--the restaurant is the only one close to where I live and I enjoy going there. Having said that, last night I was reviewing the application you'll be discussing today and had a couple of remarks.

#1, the breakneck speed with what Brasada is developing is concerning to me and many of my rural neighbors. I believe they just did a large expansion last year and now one is up again. The construction traffic lined up at the gate on Shumway and congesting the roads/deteriorating our roads is concerning. I know the market is good and they are trying to snatch a golden opportunity, but if I had my druthers Brasada would be limited to every 2 years having a new phase, at minimum. Especially when getting 50 lots approved at one time. I am also worried that Avion water's wells that feeds that large community--especially with the drought upon us--will be impacted beyond capacity, too, impacting us neighbors.

#2, my relatives like to stay at Brasada when they are in town and I visit them when they are there. I must say there is NO WAY they have 243 rental units as they put in the application. By my count, they have less than 100 cabins and I know they have a small handful of lodge suites in the restaurant building. If they are counting 'lock-out' rooms as units, one only has to look as far as the Landwatch vs Deschutes County LUBA Case, where it was ruled that 'lock-out rooms' do not qualify as a 'unit' for rent. This was a case that I followed closely over the last half-decade and you should lean on it, too.

From what I read, they are held to a 2.5 lots per 1 rental unit and if you follow the aforementioned case, they are not even touching 50% of the need. We'd like to see more rentals so it evens out costs a little bit and gives availability year around, which seems like is always booked in the peak seasons. I think they should have to answer to this equation--and as a former math teacher it sure doesn't compute to me.

Thank You,

Ron Anderson
Powell Butte