

## **INTRODUCTION**

Crook Point is a proposed destination resort located south of Pistol River approximately half way between Gold Beach and Brookings. The entire site consists of approximately 443 acres of which nearly 245 acres lie between Highway 101 and the Pacific Ocean. The remaining acreage is on the east side of Highway 101 along Carpenterville Road. The property is currently owned by the Crook Family, LLC. The Crook family members own approximately 2,700 acres adjacent to the proposed destination resort.

ORS 197.455(2) states that “A map adopted pursuant to this section shall be the sole basis for determining whether tracts of land are eligible for destination resort siting pursuant to ORS 197.435 to 197.467.” The proposed Crook Point site is included on the Curry County Map of Eligible Destination Resort Sites which was adopted by the Board of Commissioners on June 2, 2010 pursuant to Curry County Comprehensive Plan Section 8.7 through 8.8 and ORS 197.435 through 197.467. Therefore the proposed Crook Point tract is eligible for siting a destination resort.

The proposed destination resort includes an 18-hole championship golf course, 9-hole golf course, golf shop, golf lodge, spa lodge & interpretive center, 175 overnight lodging units, family housing, employee housing and an equestrian center. The project will be developed in 5 phases over approximately 6 years. The total build out of the project is estimated to cost \$41,500,000 and will employ approximately 177 people plus many more through the years of construction.

Crook Point is not a typical subdivision type resort; however, there is an 11-lot subdivision component in this application. The purpose of the subdivision is to provide 10 residences for the Crook Family who have dedicated thousands of hours of time, money and energy to bring this project to reality. The 10 lots will be owned by the Crook Family, LLC as will the entire resort. There are no plans to developed individually lots.

The following vision and goals, which are also in the Master Plan, were developed by the Crook Family.

### **The Vision**

To offer a sustainable, Pacific Northwest destination resort with a variety of outdoor recreational activities on one of the southern Oregon Coast’s most majestic sites. The focus of the resort will be a world-class championship golf course plus a First Tee golf facility to reach out to Curry County’s children through a golf mentorship program. Our goal is to use our local and natural resources to enrich our guest’s experience while stimulating local businesses and create a variety of employment opportunities county wide, ensuring an environmentally and financially sustainable project that enhances the land for future generations. Upon completion of the phased master plan, the project will

offer approximately 175 overnight stay guests rooms, a golf lodge with pub café, a spa lodge with restaurant, recreation centers, and equestrian complex all connected with pedestrian and bike trails and all recreational amenities are open to the public. Visitor oriented accommodations will be owned by the Crook Family, LLC.

### The Development Goals

Established at the beginning of the planning process include:

1. Create a unique Oregon Coast resort focused on world-class golf, outdoor activities and intriguing wellness components providing a refreshing experience for a variety of guests.
2. Honor the family whom worked this land for six generations by developing the land rather than selling.
3. Develop a profitable resort model that provides a diverse business platform for the Crook Family.
4. Reach out to Curry County and the local communities by establishing a First tee golf/mentoring program and a Vida Verda Environmental program for the area's children.
5. Cluster the built development to allow for a vast majority of the site to be in open space and low-impact golf.
6. Build a smart, sustainable project that embraces the natural environment and obtains a United States Green Building Council LEED award for each resort building and work with the Department of Environmental Quality following the Low Impact Development guidelines.

Included in this application packet are numerous reports which will be described and referred to in the appropriate section of the packet. The packet is divided into sections in accordance with the requirements of Sections 4.083 through 4.085 of the Curry County Destination Resort Ordinance. For the convenience of the readers, the relevant section is also quoted at the beginning of each section.

Also included as part of this application packet is the required "Tentative Destination Resort Master Plan" which will be referred to throughout this packet as the Master Plan. The Master Plan summarizes many of the detailed reports and provides a pictorial view of the tentative plan. It has been our intent to provide as much information as possible to Planning Commission. We hope that has been accomplished, however, we will have members of the development team available during the public hearing to answer questions that may not be clear or not covered in this application.