

Crossing Trails Resort Development Team

This project benefits by the exceptional quality and experience of its development team. There is great depth in expertise in evidence in every aspect of the project, as you will discover.

Gene Gramzow (project owner)

The Crossing Trails Resort development team is headed by Gene Gramzow, who owns this property and is a lifelong Oregon builder. He grew up in Springfield, Oregon, and he has built several hundred homes and multifamily units in addition to commercial developments. He always understood the need for homes to be affordable by people who are not necessarily ultra-wealthy, and he has always delivered lasting value. He has personal connection to Crook County dating back to the 1960s, and his initial investment in this property was made ten years ago. His desire is to create a high-quality project of lasting value to the community and to contribute to the long-term economic stability of Crook County.

Linda Swearingen (team leader and destination resort consultant)

Linda Swearingen of the Swearingen Group is a development consultant with a primary focus on destination resorts in the State of Oregon. Linda organized the development team and guided this Crossing Trails Resort through the approval process. She has a Master's Degree in Public Administration from Lewis & Clark College. She has served as Mayor of Sisters, Oregon; Chair of the Deschutes County (Oregon) Board of Commissioners, member of the Board of Directors to Central Oregon District Hospital, and several other community boards. Linda also served as the Executive Director of the Redmond Chamber of Commerce and previously served as owner/broker of Swearingen Real Estate Company.

Schwabe, Williamson & Wyatt (law firm)

Schwabe, Williamson & Wyatt is one of the top law firms serving the needs of businesses in the Pacific Northwest. The firm's attorneys provide a broad range of transaction and litigation services to many of the Northwest's leading companies, from Fortune 500 industry leaders, to emerging and privately held businesses. With over 170

attorneys, Schwabe, Williamson & Wyatt is the second largest law firm in Oregon, with offices in Portland, Seattle, Vancouver, Bend and Salem.

[Peter Livingston \(Schwabe, Williamson & Wyatt attorney and shareholder\)](#)

Mr. Livingston joined the real estate and land use practice group at Schwabe, Williamson & Wyatt in August 2002. Prior to joining the firm, Mr. Livingston practiced land use law as a partner at Lane Powell Spears Lubersky and also sat for three years on the Oregon Land Use Board of Appeals (LUBA). He teaches land use law as an adjunct professor on the faculty of Willamette University College of Law and is a frequent speaker on land use topics at seminars for lawyers, planners, and developers. He has represented private clients in Oregon and Washington in all stages of land use permitting, including advocacy during the planning process, land use applications and hearings, and appeals to LUBA, Washington superior courts, and Oregon and Washington appellate courts.

In 1992, Mr. Livingston served as an assistant county counsel in the Multnomah County Counsel's office, where his responsibilities included advising the Planning Department and counseling the Board of Commissioners at meetings when land use matters were on the agenda. Prior to that, he spent 10 years in private practice, litigating in both state and federal courts. He has served as the chair of the Portland Variance Committee and as a member of the Portland Historical Landmarks Commission.

Professional & Community Activities

Mr. Livingston is the board president of the Columbia Corridor Association. He has served as the public affairs chairman for the National Association of Industrial and Office Properties. Mr. Livingston is a former board president of Chamber Music Northwest and the Portland Symphonic Choir.

Admitted to Practice

Oregon State Courts

Washington State Courts

United States District Court, District of Oregon

United States Court of Appeals, Ninth Circuit

Publications

- Oregon State Bar Construction Law CLE Publication: Chapters on Residential Construction, the Construction Contractors Board, and Building Inspections (2004)
- Oregon State Bar Real Property CLE Publication: Chapter on Reformation of Contracts (1992); Supplement (2002)
- Oregon State Bar Land Use CLE Publication: Chapter on Administrative Law (1994)
- Oregon State Bar Bulletin, Article: "Oregon's Land Use Wars: Measure 7 and Property Rights: Pretty Simple? Pretty Fair?" (June 2001)

Education

University of Illinois College of Law, Juris Doctor degree (1982)

University of Illinois, Master of Business Administration degree (1982)

University of Chicago, Master of Arts degree, Musicology (1978)

Amherst College, Bachelor of Arts degree (with honors), History and Music (1974)

Articles

The Oregon Court of Appeals Approves the Conversion of Wheatland to Vineyards

[Martha O. Pagel \(Schwabe, Williamson & Wyatt attorney and shareholder\)](#)

Ms. Pagel is a recognized regional leader in water law and natural resources, and was named by her peers as an Oregon "Super Lawyer" based on her extensive experience and professional accomplishments. Before joining Schwabe, Williamson & Wyatt, she served Oregon's past four governors in various offices related to Natural Resources Management, including eight years as Director of the Oregon Water Resources Department.

Ms. Pagel has also served as Director of the Oregon Division of State Lands. She was Senior Policy Advisor for Natural Resources to Governor Barbara Roberts, and was an Assistant Attorney General in the Natural Resources Section of the Oregon Department of Justice.

As Director of the Oregon Water Resources Department, she participated in major legislative changes affecting water law; led negotiations for Oregon's first settlement of Indian Treaty Water Rights with Confederated Tribes of the Warm Springs Reservation; led a consensus group to develop comprehensive state legislation for re-licensing of hydroelectric facilities; initiated and directed an innovative Alternative Dispute Resolution Process for negotiating settlement of Klamath Basin Adjudication, including Indian Treaty Water Rights, Federal Reserved Water Rights and pre-1909 Water Claims; and was widely recognized as a leader in regional water policy development as a member of the Western States Water Council.

As Director of the Department of State Lands, she was responsible for management of Common School Fund trust lands, waterways, and wetlands; led consensus group processes for development of comprehensive legislation on upland and off-shore mining; and oversaw design and construction of the State Lands Building on the Capitol Mall.

As a shareholder at Schwabe, Williamson & Wyatt, Ms. Pagel assists a wide range of clients on water, natural resources, and government relations matters, including — farmers, ranchers, regional utilities involved in hydroelectric project re-licensing, small

cities planning for future water supply needs, wineries and developers. She has also teamed with Schwabe land use and business lawyers to develop an emphasis in destination resort development, with projects in Central and Southern Oregon.

She is a frequent speaker on water law, natural resources and the Endangered Species Act before her peers at Continuing Legal Education programs, as a guest lecturer in area law schools, and before industry groups.

- Professional Accomplishments

Ms. Pagel has an "AV" Rating from Martindale-Hubbell, and has been selected by her peers to be listed among The Best Lawyers in America. In 2006, Law & Politics magazine named her a "Super Lawyer" in Water and Natural Resources. She is a frequent speaker at Continuing Legal Education classes on water rights, the Endangered Species Act, watershed management and alternative dispute resolution in natural resources. She has been an invited speaker before the Smithsonian Institution Conference on the Environment, Interstate Council on Water Policy, Western States Water Council, and Western Governors Association. She served two years as a member of the Board of Directors for the Oregon Concrete and Aggregate Producers Association, and was chair of that group's Environmental Committee. For five years, she was a member of the Oregon Dispute Resolution Commission.

Admitted to Practice

Oregon State Courts

Washington State Courts

Federal District Court

Ninth Circuit Court of Appeals

Publications

Ms. Pagel frequently contributes to the Oregon Insider, Western Water Law and Policy Reporter, and Water Report newsletters; as well as various trade publications on water and natural resources issues.

Education

Willamette University College of Law, Juris Doctor degree (magna cum laude) (1983)

San Diego State University, Bachelor of Arts degree (with highest honors) (1976)

Articles

Nearly 100 years later, Oregon water management needs revisiting

The Intersection Of Federal ESA Regulations And State Water Law

Oregon Water Law Questions and Answers

Oregon Water Law Basics

Water Rights for Builders and Developers

[Myles A. Conway \(attorney with Schwabe, Williamson & Wyatt\)](#)

Mr. Conway brings his knowledge and experience in the areas of land use, real estate, environmental law and general litigation to deepen Schwabe's commitment to serving the legal needs of Central Oregon. Mr. Conway assists clients with major real estate and development projects. His work includes the representation of clients before local governments, state and federal agencies, and the court system. He also serves as a land use hearing officer for the City of Bend, adjudicating a variety of land use and development-related matters.

He served as Assistant Attorney General for the State of Alaska from 1995 to 2000, where he addressed many natural resource, environmental and public land issues facing the state, including litigation related the Pacific Salmon Treaty and access to public lands. Previously, Mr. Conway worked for the law firm of Davis Wright Tremaine, LLP, where he handled a significant amount of work on behalf of plaintiff fishermen in the Exxon Valdez oil spill litigation.

Professional & Community Activities

Mr. Conway is a member of the Oregon State Bar and the Alaska State Bar.

Admitted to Practice

Oregon State Courts

Alaska State Courts

U.S. District Courts of Oregon and Alaska

Ninth Circuit Court of Appeals

Education

University of California, Berkeley, Bachelor of Arts degree (1982)

University of Oregon School of Law, Juris doctor degree (1988)

Articles

Letters of Intent

[WH Pacific \(planning and graphics services\)--Ron Hand](#)

WH Pacific's unified company has over 500 employees and 17 offices in eight Western states. Owned by the NANA Development Corporation, WH Pacific is the largest Native American-owned architectural and engineering firm in the United States. WH Pacific has provided full infrastructure development and multi-disciplinary services to resort and planned community developments for over 40 years, including Eagle Crest Resort, Running Y Ranch, Suncadia Resort, Tamarack Resort, Pronghorn, Black Butte Ranch,

Northwest Crossing, Awbrey Glen, Mt. Bachelor Village, Broken Top Resort, Redmond Ridge Planned Community and Brasada Ranch.

Ronald E. Hand, Senior Project Manager/Land Planner

Education: BA, Outdoor Education and Recreation, Syracuse university; Central Oregon Community College, CADD Drafting Program; Clackamas Community College, 3-Course DCA/SoftDesk Certification. In his 13 years of project management experience, Ron has attained an extensive background in land use planning, engineering design and surveying. Ron's large-scale project management experience includes Pronghorn Resort, Crossing Trails Resort, Brasada Ranch, Eagle Crest Resort, Caldera Springs, Running Y Ranch, Crescent Creek, River Bend facilities plan, Central Oregon Community College, Mt. Bachelor parking lot, Suterra, Deschutes County State Police/911 facility

[WH Pacific \(planning and graphics services\)--Chelsea Sneider](#)

Chelsea J. Sneider, RLA, Landscape Architect/Land Use Planner

Education: Master of Landscape Architecture, University of Colorado at Denver; Bachelor of Science, Planning Policy and Public Management, University of Oregon. Registration: Registered Landscape Architect, Oregon.

Chelsea has experience in project communication, civic and streetscape design, graphic communication, advanced three-dimensional modeling and animation, photography, digital imaging and hand rendering. While with WH Pacific, Chelsea has guided development in Central Oregon through planning, community visioning and landscape design. A sample of her relevant experience includes Bend Metro Parks and Recreation District, Crossing Trails Resort, ODS/Western Title office building, New Redmond Elementary School, New Redmond High School, Miller's Landing, Anglers Canyon, Brasada Ranch, Crescent Creek Resort, Redmond 1800-acre project conceptual planning, Newport Avenue (Veteran's Memorial) Bridge replacement, Oregon Department of Forestry facilities, and the USFS Wolf Creek Job Corps cafeteria replacement

[Bussard Williams \(water and sewer facilities planning\)--Jeff Fuchs](#)

Jeff has more than 18 years of experience delivering civil works projects in Oregon, Washington, and Alaska. He has provided engineering expertise on a wide range of infrastructure and development projects including wastewater collection systems, sewer pump stations, water supply systems, transportation improvements, utility master plans, stormwater management plans, industrial parks, subdivisions, and destination resorts. Jeff has been engineer of record for three destination resorts in

Central Oregon, including Crossing Trails Resort in Crook County, Metolian in Jefferson County, Thornburgh Resort in Deschutes County. Jeff has designed projects, supervised the design of projects, and managed multi-disciplinary teams of professionals. His expertise includes leading projects through complex entitlement processes, coordination with local, state, and federal agencies, organizing multi-disciplinary design teams, and managing project budgets and schedules.

[Group Mackenzie \(second traffic engineering study/studies\)--Chris Clemow](#)

Christopher M. Clemow, PE, PTOE
Senior Associate, Director of Transportation Planning

Chris Clemow is a transportation engineer with more than 18 years of experience in providing transportation engineering related services to private entities and public agencies. Project components have included planning, operations, impact analysis, and design. Chris has successfully managed many multidisciplinary teams in the state of Oregon. Chris' approach to project management involves active communication between all team members, public agencies, and committee members.

Education:

University of Idaho, Bachelor of Science, Civil Engineering
Professional Registration

Licensed Professional Engineer, State of Oregon and State of Idaho

Professional Affiliations:

Institute of Transportation Engineers
Home Builders Association of Metropolitan Portland

Experience:

Athey Creek Christian Fellowship Transportation Analysis, Barton Commercial Development Plan Amendment and Zone Change, Transportation Analysis, Cline Butte Destination Resort Transportation Analysis, Creswell I-5 SW Area Transportation Study, Corvallis Business Park Plan Amendment/Zone Change and Transportation Analysis, Crossing Trails Resort, Daisy Street/Virginia Avenue Transportation Facility Needs, Dutch Pacific Industrial/Commercial UGB Expansion, Plan Amendment/Zone Change Transportation Analysis, Evergreen International Aviation, Inc., Eugene Water and Electric Board Headquarters Transportation Analysis, First Tech Credit Union Transportation Analysis, Fred Meyer Fueling Station Transportation Analysis, Gramor Commercial Plan Amendment/Zone Change Transportation Analysis, Harbor View Subdivision Transportation Analysis, Highway 97/Highway 20/Lowe's Transportation Solutions Study, Highway 199 Corridor Improvement Options Study, HWC Residential/Commercial UGB Expansion, Plan Amendment/Zone Change Transportation Analysis, I-5 Chemawa Commercial UGB Expansion, Plan

Amendment/Zone Change Transportation Analysis, Lincoln Heights PUD Transportation Analysis, McKenzie Willamette Medical Center Plan Amendment and Zone Change and Transportation Analysis, Ochoco Lumber Transportation Master Plan, Oregon State University Transportation Facilities Study, Royal Caribbean Cruises Transportation and Air Quality Analyses, South 42nd Street Transportation Facility Needs, Sweet Home Transportation System Plan

[Andrews & Associates Consulting, LLC \(agricultural impact study\)--Bruce Andrews](#)

Bruce Andrews graduated with a degree in animal science and business administration from Oregon State University. He raised cattle, wheat and grass seed on his farm in Eastern Oregon, then taught emergency medical technician and animal science courses at Eastern Oregon State College prior to joining the ODA as assistant director in 1987. He became ODA director two years later, leaving in mid-November to join the Port of Portland.

Andrews, who recently left ODA to become director of public affairs for the Port of Portland, was a huge booster of the nursery industry during his nearly 10-year tenure as director of the ODA. He operated under the philosophy of "if it benefits the industry and the industry wants it, I'll support it," then continually practiced what he preached. He supported efforts such as the Center for Applied Agriculture Research (CAAR) grant program and endorsed an ODA-OAN partnership to establish an Oregon nursery industry research endowment as part of the Horticultural Research Institute. HRI is the research division of the American Nursery & Landscape Association.

[Gary L. Ivey \(wildlife study\)](#)

Gary Ivey has over 20 years of experience as a biologist for the U.S. Fish and Wildlife Service working with wetlands, waterfowl and waterbird management. From his home base of Bend, Oregon, Gary is involved with wetland and waterfowl planning and conservation in the Intermountain Region of eastern Oregon and California's Central Valley. Gary is the senior author on the Intermountain West Waterbird Conservation Plan. He holds a MS degree from Oregon State University in Corvallis.

Gary has worked with Trumpeter Swans since 1980 when he began a marking study and later initiated and coordinated the Oregon Trumpeter Swan Project. While working at Malheur National Wildlife Refuge, he supervised one of the most comprehensive biological monitoring programs in the National Wildlife Refuge System. Gary continues to work closely with the staff at Malheur Refuge and Oregon Fish and Wildlife to build up the Oregon Trumpeter Swan restoration flock. He also works part time for the International Crane Foundation as their Western Crane Conservation Manager, does

private consulting work and is pursuing his PhD, studying crane wintering ecology in California.

[David J. Newton, P.E., C.E.G., C.W.R.E. \(water resources consultant\)](#)

David Newton has over 35 years of diversified geotechnical, geological and engineering consulting experience. David is founder and principal of Newton Consultants, Inc., with a multidiscipline project management and consulting background in water supply feasibility and engineering investigations; water rights analysis and applications for permits and transfers; groundwater source investigations; evaluation and ranking of water supply alternatives for decision-making; dam and reservoir feasibility evaluations, design and permitting; evaluation of mitigation alternatives and preparation of mitigation plans for new water rights. David has extensive experience throughout the State of Oregon in water resources management planning and development of water supply programs. He brings expertise in planning how to develop and implement water management programs involving multiple issues; including surface and groundwater sources and water availability, water quality, wetlands, water rights, fish passage issues, development of water conservation programs, investigation and design of dams. David is active as an engineering planner, technical consultant, strategist and negotiator for his clients.

[Tom Olson, PGA \(Golf-oriented recreation and instruction consultant\)](#)

Mr. Olson has been a Class "A" member of the PGA of America since 1979. He was a Head Golf Professional for twelve years, and as a professional golf instructor gave over 20,000 golf lessons. The clubs at which he worked as a Head Professional were Tucson Country Club in Tucson, Arizona, (at the time ranked in the top ten courses in Arizona), Desert Forest Golf Club in Carefree, Arizona (at the time ranked 57th in the nation), and Osprey Meadows at Tamarack Resort in Tamarack, Idaho (at the time ranked the best new course in the nation); all of the preceding rankings were issued by Golf Digest. Tom also worked for nine years at the Glen View Club in Golf, Illinois, which at the time ranked in the top 50 country clubs in the nation and the 10th-oldest 18-hole course in the nation. As a professional golf instructor, for five years Tom taught the number-one woman golfer in the world, Annika Sorenstam, For eight years he also owned and operated an independent recreational outfitting and sporting goods store with over \$1.5 million in annual sales in Aspen, Colorado.

[Martin Hall \(project coordinator\)](#)

Martin Hall has served as project coordinator for Crossing Trails Resort. He has been an Oregon real estate broker since 1977; co-owns/founded Advanced Investment Corp. (AIC), which is a private mortgage investment brokerage; owns/founded Theater of Homes, an award-winning professional high-definition video production company; co-owns/founded 3D Plats, which produces high-precision land use development visualizations; co-founded Fundación La Música, a non-profit organization which provided musical instruments for impoverished school children in Honduras; member of the board of directors for A Family For Every Child/Heart Gallery of Lane County, Oregon; co-owns/founded Legacy Life Videos, which creates comprehensive video life interviews; co-owns/founded Love Thoughts, which are inspirational cards translated into ten languages; wrote *When Someone Is Dying*, a short book on the subject of death and dying; spent fifteen years in computer peripherals manufacturing as quality engineer and production control manager; writes and produces original music.
