

CROOK COUNTY PLANNING COMMISSION MEETING

5/11/2022

Meeting minutes are not a complete representation of discussions at the meeting. An audio recording is available from Crook County Community Development at plan@co.crook.or.us or (541) 447-3211.

Crook County Planning Commission elected a temporary Chairperson Susan Hermreck, who called the meeting to order at 4:02 p.m. The meeting was conducted by WebEx (a call-in service) and in-person at the Crook County meeting room. Commissioners attending the meeting in person were Laquita Stec, Bob Lundquist, Les Williamson, and Susan Hermreck. No Commissioners attended via WebEx. The following County staff were present at the meeting: Planning Manager, Brent Bybee; and Senior Permit Tech Hannah Elliott, and Permit Tech Jennifer Orozco. Community Development Director, Will Van Vactor and Planner, Katie McDonald joined via Webex.

Excused Absences

Commissioner Gary Bedortha
Commissioner George Ponte
Commissioner Pro Tem Lawrence Weberg

Un-Excused Absences

Parties in Attendance:

See sign in sheet

Participating via phone WebEx:

See sign in sheet

Items for Consideration

MINUTES

• **March 9, 2022**

Commissioner Stec made a motion to approve the minutes as corrected from March 9, 2022.

Commissioner Williamson seconded the motion.

- Laquita Stec - Aye
- Bob Lundquist – Abstain
- Susan Hermreck - Aye
- Les Williamson - Aye

The motion passed 3-0-1

• **March 16, 2022**

Commissioner Stec made a motion to approve the minutes as presented from March 16, 2022.

Commissioner Williamson seconded the motion.

- Laquita Stec - Aye
- Bob Lundquist – Abstain
- Susan Hermreck -Aye
- Les Williamson - Aye

The motion passed 3-0-1

PUBLIC HEARING

- **Record Number: 217-22-000451-PLNG** - An appeal to the Crook County Court by BR Community Coalition of the Planning Commission approval with conditions of the Phase 15 plat of the Brasada Ranch Destination Resort (record # 217-001013-PLNG), property owner: FNF NV Brasada, LLC. The proposed Phase 15 includes approximately 53.3 acres, with 45.71 acres of that land developed for residential lots and 7.59 acres for road right of way. Phase 15 will be accessed from an extension of SW Spirit Rock Drive. The application is remanded back to the Crook County Planning Commission for consideration of additional evidence towards only the appellants grounds for appeal in regard to trails within the proposed subdivision phase, and the verification of overnight lodging unit numbers.

Chair Hermreck read the specific criteria for review of the appeal into the record.

Chair Hermreck asked if any Commission member have any bias, prejudice, personal interest, or conflicts of interest to disclose?

- Laquita Stec – No
- Susan Hermreck - No
- Bob Lundquist - No
- Les Williamson - No

Chair Hermreck asked if any Member of the Commission had any Ex Parte Contact with the Appellant or any Member of the Public regarding this matter?

- Laquita Stec – No
- Susan Hermreck - No
- Bob Lundquist - No
- Les Williamson - No

The Chair asked if any member of the public, including those participating by phone, wished to challenge any member of the Commission. No members of the public stated a challenge.

Staff asked if the Commission would like to take a few minutes to review exhibit 4 which was received today. Chair asked Commissioners for direction, and they asked for a 10-minute break to review exhibit 4.

Chair Hermreck resumed the public hearing at 4:24pm and asked for staff to make their presentation.

Les Williamson stated that Laura Cooper is related to him, but that would not influence his decision. Chair Hermreck stated that Ms. Cooper has presented to the Commissioners previously and they had learned a lot. Chair asked for any comment from public, none were stated.

Brent Bybee presented a PowerPoint presentation of the staff report for the application.

Chair Hermreck asked for questions for staff, Commissioners were polled and none at this time.

Chair Hermreck polled Commissioners for time limits regarding testimony. The Commissioners were split with time limits and repeat testimony. Chair clarified who is eligible to testify and process.

Chair Hermreck then asked for testimony from the Applicant.

Laura Kraska Cooper, representing the Applicant, asked for clarification regarding the time limits.

Chair said there was not a time limit.

Cooper continued to provide testimony on behalf of the Applicant.

Brent McLean, Brasada, provided testimony for the Applicant.

Chair polled Commissioners for questions of the Applicant.

Commissioner Stec asked a clarifying question which Cooper answered.

Chair asked for testimony from the Appellant.

Megan Burgess, representing the Appellant provided testimony.

Chair Hermreck polled Commissioners for questions of the Appellant.

Chair Hermreck asked for any further testimony for the Appellant.

Dan Cooper, resident, member of the Coalition, provided testimony for Appellant.

Chair Hermreck polled Commissioners for questions of the resident – none.

Ashley Oliver, resident, member of the coalition, offered testimony in support of the Appellant.

Chair Hermreck polled Commissioners for questions of the resident – none.

Jonathan Dughi, resident, member of the coalition, offered agreement with Dan, and offered a support of the Appellant.

Chair polled Commissioners for questions of the resident – none.

Jodi Satko, resident, member of the coalition, offered agreement with previous coalition members issues, and offered testimony in support of the Appellant.

Chair Hermreck polled Commissioners for questions of the resident – none.

Chair Hermreck then asked for any rebuttal testimony from the Applicant.

Cooper provided response for the Applicant, including clarification of Open Space and Common Areas.

Brent McLean provided clarification regarding the trail map with the Commissioners. He offered additional testimony and addressed the issues.

Chair Hermreck reopened testimony to the Appellant.

Burgess responded to specific questions and addressed specific criteria regarding the trails.

Chair Hermreck polled Commissioners for questions of the Appellant.

Chair Hermreck asked for any further testimony from the Appellants.

Courtney Satko, resident, part of the coalition, offered testimony regarding open space and common space. Chair polled Commissioners for questions of the resident – none.

Chair asked for rebuttal from the Applicant.

Cooper offered testimony regarding the Appellants mention of the code section regarding bonding or constructed. She identified that the trails were not included in required developed recreational facilities. McLean offered additional testimony on behalf of the Applicant.

Chair Hermreck called for any further comments from Staff.

Bybee spoke to the appeal and criteria that is applicable within Crook County code and the Oregon Land Use system pertaining to this hearing.

Chair Hermreck called for any further questions for Staff - none.

Chair Hermreck asked if there is a request to leave the record open.

Will Van Vector, Community Development Director, provided an explanation regarding the process for leaving the record open.

Chair Hermreck asked if the Applicant willing to waive their final argument?

Cooper responded that the Applicant did not request to leave the record open or time for final argument.

Commissioner Stec moved to close the public portion of the hearing. Commissioner Williamson seconded the motion.

- Laquita Stec – Aye
- Susan Hermreck - Aye
- Bob Lundquist - Aye
- Les Williamson - Aye

Motion Passes

Commissioners and staff discussed the appeal and the options before them.

Commissioner Stec moved to approve the amended findings with edits, which will then be incorporated into the original staff report for 217-21-001013-PLNG.

Commissioner Williamson seconded the motion.

Chair Hermreck asked for discussion.

Chair Hermreck asked for the vote.

- Laquita Stec – Aye
- Susan Hermreck - Aye
- Bob Lundquist - Abstain
- Les Williamson – Aye

The motion passes 3-0-1

Staff requested to bring the final decision back to the next regularly scheduled meeting.

Chair Hermreck asked for an amended motion to clarify additional materials to be included in the staff report.

Commissioner Stec made an amended motion to approve the amended findings with edits, which will then be incorporated into the original staff report; edits to include the updated trail map and overnights units for 217-21-001013-PLNG.

Commissioner Williamson seconded the amended motion.

Chair Hermreck asked for the vote.

- Laquita Stec – Aye
- Susan Hermreck - Aye
- Bob Lundquist - Abstain
- Les Williamson – Aye

The motion passes 3-0-1

Commissioner Stec moved to close that portion of the hearing.

Commissioner Williamson seconded the motion.

Chair Hermreck asked for the vote.

- Laquita Stec – Aye
- Susan Hermreck - Aye
- Bob Lundquist - Aye
- Les Williamson – Aye

The motion passed 4-0-0

Staff provided updates on Community Development activity and upcoming hearing information.

Commissioner Stec moved to adjourn. Commissioner Williamson seconded. No discussion. All voted in favor (motion passes 5-0-0).