

## CROOK COUNTY PLANNING COMMISSION MEETING

8/10/2022

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](mailto:plan@co.crook.or.us) or (541) 447-3211.

Crook County Planning Commission Chairperson Warren, called the meeting to order at 4:03 p.m. The meeting was conducted by WebEx (a call-in service) and in-person at Crook County Annex. Commissioners attending the meeting in person were Gary Bedortha, Laquita Stec, Bob Lundquist, Les Williamson, and Susan Hermreck. No Commissioner attended via WebEx. The following County staff were present at the meeting: Community Development Director, Will Van Vactor; Planning Manager, Brent Bybee; Permit Tech Jennifer Orozco; and Senior Permit Tech Hannah Elliott. Planner, Katie McDonald attended via WebEx;

### Excused Absences

Commissioner Pro Tem Lawrence Weberg  
Commissioner George Ponte

### Un-Excused Absences

### Parties in Attendance:

See sign in sheet

### Participating via phone WebEx:

See sign in sheet

### Items for Consideration

### MINUTES

#### • **July 13, 2022**

Commissioner Bedortha made a motion to approve the minutes as corrected.  
Commissioner Stec seconded the motion.

- ☐ Susan Hermreck - Aye
- ☐ Gary Bedortha - Aye
- ☐ Laquita Stec - Aye
- ☐ Bob Lundquist – Aye
- ☐ Les Williamson – Aye
- ☐ Mike Warren - Aye

The motion passed 6-0-0

#### • **July 27, 2022**

Commissioner Hermreck made a motion to approve the minutes as corrected.  
Commissioner Stec seconded the motion.

- ☐ Susan Hermreck - Aye
- ☐ Gary Bedortha - Abstain
- ☐ Laquita Stec - Aye
- ☐ Bob Lundquist – Aye

- ☐ Les Williamson – Aye
- ☐ Mike Warren - Aye

The motion passed 5-0-1

### **PUBLIC HEARING**

Record Number: 217-22-000152-PLNG & 217-22-000153-PLNG, a hearing before the Crook County Planning Commission for a conditional use permit and comprehensive plan amendment to operate a commercial energy facility, submitted by Applicant: Brian Walsh, Property Owners: Powell Butte Vistas LLC, Kevin Spencer; Steve & Stephanie Christensen; Bill Phillips and Doug McGee; and the Oregon Department of State Lands. Map/tax lots: 1615000002000, 1615000000800, 1615000002300, 1615000002800, 1615000002301, 1615000002400. The request is for a modification to the approved 320-acre Aurora Solar Facility (216-16-000373-PLNG), to expand the footprint from 528 acres to 1,553 acres, increasing generating capacity from 56 megawatts to 103 megawatts, and add an optional 103-megawatt battery energy storage system.

Chair Warren read the specific criteria for review into the record.

Chair Warren asked if any Commissioner has any bias, prejudgment, personal interest, or conflicts of interest to disclose?

- ☐ Susan Hermreck - No
- ☐ Gary Bedortha – Commissioner Bedortha stated that he sits on the board of Crook County Soil and Water Conservation District, which has been named in the application and staff report. His decision will not be influenced by his involvement with the CRWC.
- ☐ Laquita Stec - No
- ☐ Bob Lundquist – No
- ☐ Les Williamson – No
- ☐ Mike Warren - No

Chair Warren asked if any Commissioner has had any Ex Parte Contact with the Appellant or any Member of the Public regarding this matter?

- ☐ Susan Hermreck - No
- ☐ Gary Bedortha - no
- ☐ Laquita Stec - No
- ☐ Bob Lundquist – No
- ☐ Les Williamson – No
- ☐ Mike Warren - 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.

Chair asked for any comment from public, none were stated.

Chair asked staff will you please provide comment regarding the continuance recommendation.

Planning Manager, Brent Bybee, provided a brief comment regarding the continuance request. Due to improper notice being provided to the applicable state agencies, staff is recommending the Planning Commission continue the hearing to a date and time certain. In accordance with CCC 18.172.081(11)(g), the Planning Commission has the jurisdiction to continue the hearing as provided in 18.172.081(16). However, because this hearing had already been noticed, the Planning Commission must take evidence at this hearing from any party wishing to testify.

Commissioners and staff discussed dates.

Commissioner Hermreck motioned to continue the hearing and set a date and time certain of September 21<sup>st</sup> at 4pm to be held at Crook County Annex.

Commissioner Williamson seconded the motion.

- ☐ Susan Hermreck- Aye
- ☐ Laquita Stec- Aye
- ☐ Bob Lundquist- Aye
- ☐ Les Williamson- Aye
- ☐ Gary Bedortha- Aye
- ☐ Mike Warren - Aye

Motion Passes 6-0-0

Chair Warren read into the record the following: To be clear, since there has been a continuance request granted, the record will remain open until the continued hearing is closed. At the continued hearing, we will follow the same order of proceedings, with staff providing an update on any new information received, agency comments, Applicant presentation, and testimony from those in favor, neutral and opposition. At the continued hearing, the Applicant will have the opportunity to present rebuttal. Accordingly, for those who wish to reserve their testimony for the continued hearing, you will have an opportunity to do so at that time. You do not need to testify this evening to preserve appeal rights.

Chair Warren asked for testimony from Agency representatives.

Russ Deboodt, Fire Marshall provided testimony as he will be out of town on the continued hearing date and offer the Commissioners an opportunity to ask him any questions.

Commissioner Bedortha asked clarifying questions.

Deboodt clarified the Fire Department process for review of the application.

Chair Warren then asked for testimony from the Applicant.

Commissioner Lundquist asked a clarifying question.

Deboodt spoke to the potential discussions regarding the battery storage.

Commissioner Stec asked clarifying questions.

Deboodt replied to Commissioner Stec.

Commissioner Williamson asked a clarifying question.

Deboodt responded with an explanation.  
No further questions from the Commissioners.

Chair Warren asked if the Applicant would like to testify.  
Matthew Hutchinson, the Applicant, stated they are reserving their testimony for the continued hearing.

Chair asked for testimony from the anyone in support of the proposal.  
None

Chair asked for testimony from the anyone in a neutral position of the proposal.  
None

Chair asked for testimony from the anyone in opposition of the proposal.  
None

Chair asked staff if there were any other business.  
Bybee responded that staff had other updates.

Chair Warren then closed this portion of the hearing and will reconvene on September 21<sup>st</sup> at 4pm.

Staff provided an update on upcoming hearings.

Commissioner Hermreck moved to adjourn. Commissioner Stec seconded.  
Chair asked for the vote.

- ☐ Gary Bedortha – Aye
- ☐ Laquita Stec – Aye
- ☐ Susan Hermreck - Aye
- ☐ Bob Lundquist - Aye
- ☐ Les Williamson – Aye
- ☐ Mike Warren - Aye

The motion passes 6-0-0