



MINUTES for April 12, 2023
CROOK COUNTY PLANNING COMMISSION MEETING

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

I. Call to Order

Crook County Planning Commission Chairperson Warren, called the meeting to order at 4:01 p.m.

The meeting was conducted by WebEx (a call-in service) and in-person at the Crook County Annex.

II. Attendance

Commissioners Attending:

| In Person | Webex | Commissioner | Excused Absence | Unexcused Absence |
|-----------|-------|----------------|--------------------|----------------------|
| | | Calvin Walter | X | |
| X | | George Ponte | | |
| X | | Susan Hermreck | | |
| X | | Gary Bedortha | | |
| X | | Laquita Stec | | |
| X | | Les Williamson | | |
| X | | Mike Warren | | |

Staff Attending:

| In Person | Webex | Crook County Staff |
|-----------|-------|--------------------|
| X | | Will Van Vactor |
| X | | Brent Bybee |
| X | | Katie McDonald |
| X | | Hannah Elliott |
| | | Jennifer Orozco |
| | | John Eisler |

Parties in Attending in Person:

Please see sign-in sheet.

Parties Participating via WebEx:

Please see sign in sheet.

III. Public Comment

None

IV. Minutes

February 8, 2023 - Commissioner Ponte moved to approve the minutes. Commissioner Hermreck seconded the motion.

| Commissioner | Aye | Nay | Abstain |
|----------------------------|---------|-----|---------|
| Calvin Walter | | | |
| George Ponte | X | | |
| Susan Hermreck | Abstain | | |
| Gary Bedortha | Abstain | | |
| Laquita Stec | Abstain | | |
| Les Williamson | X | | |
| Mike Warren | X | | |
| Motion passes 3-0-3 | | | |

V. Items for Consideration

1. Public Hearing

217-23-000113-PLNG: A public hearing of an Agri-tourism application. Kerley Ranches, LLC and their agent Kilpatrick Consulting ("Applicant") proposes to host 18 Agri-tourism events on an approximate 897.45-acre tract identified as Tax Lot No. 1414000001400, 1414000001405, 1415000000205, and 1415000000700.

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

Chair Warren stated there was a site visit April 12th, which was attended by the Commissioners and they are now asked to disclose any and all observations for the record?

| Commissioner | Attended Site Visit | Disclosure |
|----------------|---------------------|----------------------------------------------------------|
| Calvin Walter | No | |
| George Ponte | Yes | Worthwhile and better of idea of what was being proposed |
| Susan Hermreck | Yes | Mirror Commissioner Ponte's comments |
| Gary Bedortha | Yes | No Comment |
| Laquita Stec | Yes | Agree with other commissioners and no further comment |
| Les Williamson | Yes | Good to see the site and better understanding |
| Mike Warren | Yes | No comment |

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

| Commissioner | No | Disclosure |
|----------------|----|------------|
| Calvin Walter | | |
| George Ponte | X | |
| Susan Hermreck | X | |
| Gary Bedortha | X | |
| Laquita Stec | X | |
| Les Williamson | X | |
| Mike Warren | X | |

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

| Commissioner | No | Disclosure |
|----------------|----|------------|
| Calvin Walter | | |
| George Ponte | X | |
| Susan Hermreck | X | |
| Gary Bedortha | X | |
| Laquita Stec | X | |
| Les Williamson | X | |
| Mike Warren | X | |

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.

Katie McDonald, Planner, provided a brief overview of exhibits that have come in, corrections to staff report, and recommendations, via PowerPoint presentation.

Commissioners asked clarifying questions.
Staff responded.

Chair Warren asked for testimony from Agency representatives.

Russ Deboodt, Fire Marshall provided testimony.
Commissioners asked clarifying questions.

Chair Warren then asked for testimony from the Applicant.
Craig Kilpatrick, Applicant provided testimony.
Lisa Andrach, Attorney for the Applicant provided testimony.
Larry Bidwell, Ranch Manager provided testimony.
Commissioners asked clarifying questions.

Chair asked for testimony from the anyone in support of the proposal.
Tom Koue provided testimony in support of agri-tourism.

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

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

Chair Warren asked for rebuttal from the Applicant.

Chair called for any further comments from Staff.
McDonald provided responses to Commissioners regarding the questions on potential conditions and discussion from the testimony.
Commissioners asked clarifying questions.

The Commission entered a 10 minute break.

Kilpatrick and Andrach provided rebuttal testimony concerning the proposed conditions of approval. Commissioners asked clarifying questions.

Chair Warren asked for any member of the public for testimony, regarding the discussion. None.

Andrach asked for a point of clarification.
The Planning Commission responded.

Commissioner Bedortha moved to close this portion of the public hearing and continue it for deliberations only to a date and time certain, April 26, 2023, with an updated staff report and conditions of approval. Commissioner Hermreck seconded.

| Commissioner | Aye | Nay | Abstain |
|----------------------------|-----|-----|---------|
| Calvin Walter | | | |
| George Ponte | X | | |
| Susan Hermreck | X | | |
| Gary Bedortha | X | | |
| Laquita Stec | X | | |
| Les Williamson | X | | |
| Mike Warren | X | | |
| Motion passed 6-0-0 | | | |

VI. Staff Updates/Planning Commission Comments

Staff and Commissioners discussed upcoming meetings.

Brent Bybee polled the Planning Commission regarding the process for an upcoming legislative update to the Comprehensive Plan.

Staff provided Community Development Department updates.

VII. Staff Updates/Planning Commission Comments

Commissioner Hermreck moved to adjourn the meeting. Commissioner Ponte seconded. All voted in favor. Motion approved 6-0-0.