



MINUTES for April 26, 2023
CROOK COUNTY PLANNING COMMISSION MEETING

Meeting minutes are not a complete representation of discussions at the meeting. An audio recording 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	
		George Ponte	X	
X		Susan Hermreck		
X		Gary Bedortha		
X		Laquita Stec		
		Les Williamson	X	
X		Mike Warren		

Staff Attending:

In Person	Webex	Crook County Staff
		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.

None

Minutes of 4.26.2023 approved by Planning Commission at 6.14.2023 meeting.

V. Public Hearing Items

1. **217-23-000252-PLNG** - A public hearing before the Crook County Planning Commission for a comprehensive plan amendment, initiated by the County Court through Ordinance 337; the properties are identified as map/tax lots: 1515170000100, 1515170000106, 1515170000109, & 1515170000110. Proposed Ordinance No. 337 is an ordinance amending the Crook County zoning map and comprehensive plan to remove certain property from the destination resort overlay zone (eligibility map). If a property or properties are removed from the overlay zone, destination resort uses as described in Statewide Planning Goal 8, ORS 197, Oregon Administrative Rule 660, and Crook County Code Title 18, will be prohibited on those properties

Chair Warren opened the public hearing and read the applicable criteria for review into the record.

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		
Susan Hermreck	X	Commissioner stated that she was at the Carey Foster Hall for the destination resort modification meeting, earlier this year.
Gary Bedortha	X	
Laquita Stec	X	
Les Williamson		
Mike Warren	X	

Chair Warren asked if any Commissioner has had any ex parte contact with the Applicant or any member of the public regarding this matter?

Commissioner	No	Disclosure
Calvin Walter		
George Ponte		
Susan Hermreck	X	
Gary Bedortha	X	
Laquita Stec	X	
Les Williamson		
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.

Chair Warren polled the Commission to impose time limits for testimony.

Commissioner	Aye	Nay
Calvin Walter		
George Ponte		
Susan Hermreck		X

Gary Bedortha		X
Laquita Stec		X
Les Williamson		
Mike Warren		X

Chair asked to hear from staff.

Brent Bybee, Planning Manager, provided an overview of the plan amendment via PowerPoint presentation.

Commissioners asked clarifying questions.
Staff responded.

Chair Warren asked for testimony from Agency representatives.
None

Chair Warren then asked for testimony from the Applicant (staff).
None

Chair asked for testimony from the anyone in support of the proposal.
James Michael Dunn provided testimony in favor for removing the overlay.
Steve Shephard provided testimony in favor for removing the overlay.
Annette Kolodzie provided testimony in favor for removing the overlay.

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.
None

Chair called for any further comments from Staff.
None

Chair Warren asked for a motion to close the hearing.

Commissioner Stec moved to close the hearing.
Commissioner Bedortha seconded.

Commissioner	Aye	Nay
Calvin Walter		
George Ponte		
Susan Hermreck	X	
Gary Bedortha	X	
Laquita Stec	X	
Les Williamson		
Mike Warren	X	

Commissioner Stec moved to approve and prepare a report to County Court regarding the Ordinance to remove the land identified as Exhibit E of Ordinance 210 which is planning code amendment 217-23-000252-PLNG.

Commissioner Bedortha seconded.

No discussion and Chair Warren called for the vote.

Commissioner	Aye	Nay	Abstain
Calvin Walter			
George Ponte			
Susan Hermreck	X		
Gary Bedortha	X		
Laquita Stec	X		
Les Williamson			
Mike Warren	X		
Motion passed 4-0-0			

The Commission broke for 5 minutes.

2. 217-23-000113-PLNG: Continuation for deliberations only 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 asked staff if there has been any request to submit testimony or if there is anyone present in the meeting room or attending remotely that would like to present testimony on this agenda item.

Bybee responded that none had been received nor is there anyone in attendance.

Chair called for a motion to approve the amended staff report with proposed finding 18.16.055(5) and proposed condition of approval 15, and Chair Warren to sign the edited version outside of a public meeting.

Bybee provided a summary of the staff report which were updated from the first public hearing.

Commissioner Hermreck moved to approve the staff report 217-23-000113-PLNG as corrected. Commissioner Stec seconded the motion.

Commissioners deliberated on the motion.

Commissioner	Aye	Nay	Abstain
Calvin Walter			
George Ponte			
Susan Hermreck	X		

Gary Bedortha	X		
Laquita Stec	X		
Les Williamson			
Mike Warren	X		
Motion passed 4-0-0			

Commissioner Bedortha moved to accept application 217-23-000113-PLNG with the updated staff report and updated condition of approval 15 to read, A holder of a permit authorized by the county under subsection n (4) of this section must request review of the permit at four-year intervals. This may be on or before (Month, Day, Year) and authorize Chair Warren sign outside of a meeting.
Commissioner Hermreck seconded the motion.

No discussion and Chair Warren called for the vote.

Commissioner	Aye	Nay	Abstain
Calvin Walter			
George Ponte			
Susan Hermreck	X		
Gary Bedortha	X		
Laquita Stec	X		
Les Williamson			
Mike Warren	X		
Motion passed 4-0-0			

Chair asked for a timeframe of when it may be available to sign.

McDonald stated it would be ready for signature on Friday.

VI. Staff Updates/Planning Commission Comments

Staff and Commissioners discussed upcoming possible applications, processes, and meeting.

Staff provided Community Development Department updates.

Commissioner Hermreck moved to adjourn the meeting.

Commissioner Stec seconded.

All voted in favor.

Motion approved 4-0-0.