

PLANNING COMMISSION HEARING



April 24, 2019

Crook County Planning Commission Chairperson Michael Warren II called the hearing to order at 6:00 p.m. Commissioners present in addition to Warren were Gary Bedortha, Linda Manning, George Ponte, Susan Hermreck, and Bob Lundquist. Commissioner Pro Tem Lawrence Weberg was present as a substitute for Commissioner Laquita Stec.

Crook County Planning staff present were Planning Director Ann Beier and Planner Katie McDonald.

Warren led all persons present in saying the Pledge of Allegiance.

OPENING STATEMENTS

Warren read the opening statements. He called upon the Planning Commissioners to state any conflicts of interest, or ex parte contacts. He asked if any member of the public wished to challenge any Commissioner on any item on the agenda.

Conflicts of Interest – None.

Ex Parte Contacts – Warren pointed out that the Commissioners had been in contact with members of the public during previous public hearings on the matter being considered.

Challenges – None.

APPROVAL OF MINUTES

Minutes for the March 27, 2019 meeting.

Lundquist pointed out a correction which needed to be made.

Hermreck moved for approval of the minutes as corrected, and Bedortha seconded.

The Commissioners approved the motion by a vote of 6-0. Weberg abstained from voting, as he had not been present at the March 27 meeting.

Minutes for the April 3, 2019 meeting.

Review of the April 3 minutes was continued to the next meeting, as a quorum of the Commissioners present at the April 3 meeting was not present.

Minutes for the April 10, 2019 meeting.

PLANNING COMMISSION HEARING

Bedortha pointed out a correction which needed to be made.

Lundquist moved for approval of the minutes as corrected, and Ponte seconded.

The Commissioners approved the motion by a vote of 6-0. Weberg abstained from voting, as he had not been present as a voting member of the Commission at the April 10 meeting.

PUBLIC HEARING

Crook County (applicant) – Record Number 217-19-000062-PLNG – continuation of hearing on a Text Amendment to amend Crook County Code Title 18 Zoning Chapter 18.08 Definitions, Chapter 18.16 Exclusive Farm Use Zone EFU-1 (Post-Paulina Area), Chapter 18.20 Exclusive Farm Use Zone EFU-2 (Prineville Valley-Lone Pine Areas), Chapter 18.24 Exclusive Farm Use Zone EFU-3 (Powell Butte Area), and Chapter 18.28 Forest Zone F-1.

McDonald said that there had been a lot of public testimony at the April 10 hearing. She said that the tables which were requested at the hearing had been added to the draft amendment. She said that two open houses had been held at the Crook County Library, but had been visited by few members of the public. She said that eleven emails had been received concerning the Text Amendment process, since the April 10 hearing.

McDonald reviewed the exhibits which had been added. She said that Exhibits 1 and 2 had been received at the April 10 hearing, and Exhibits 3 and 4 were restatements of testimony which had previously been received.

The Commissioners and staff discussed proposed changes to the Forest Zone F-1 section of the Code. Forest dwellings were discussed, and it was pointed out that they are not subject to the usual conditional use standards. The Commission decided to stay with the current Forest Zone language

The Commissioners and staff discussed minimum parcels size in Farm Zones, and reviewed minimum parcel sizes for Wildlife Winter Ranges.

The Commissioners and staff discussed the state lot of record standards for residences on parcels created prior to 1985.

Beier went over the Use Table for the County Code, and discretionary uses were discussed. Beier suggested that the record be kept open for seven more days.

Requirements for accessory farm dwellings for farm workers and relatives of farm owners were discussed. It was pointed out that there is a lack of definitions for such dwellings.

Beier pointed out a change in height definitions for Farm Zones. She pointed out that definitions for irrigated lands are not discretionary.

Beier said that the consultant had added back sections on signs and parcel size exceptions for Farm Zones which had previously been deleted. The Commissioners and staff discussed this.

PLANNING COMMISSION HEARING

Beier stated that the Code currently allows a five percent adjustment in parcel size. She said that staff had added helicopter pads as a permitted use in Farm Zones, and that transfer stations are also being added. She said another look would be taken at mass gatherings.

The Commissioners and staff discussed equine therapeutic operations.

Hermreck moved that equine therapeutic operations be permitted as a conditional use.

Lundquist seconded.

The Commissioners approved the motion by a vote of 7-0.

Hermreck moved that the public hearing be closed, and the record left open until May 1, 2019.

Lundquist seconded the motion.

The Commissioners approved the motion by a vote of 7-0.

OTHER BUSINESS

Weberg recommended that rebuttals by opponents to rebuttals by applicants be required to be in writing.

Beier said that the County Code requires that oral rebuttals by opponents be permitted, as at present.

Weberg recommended that the Code language be reviewed.

The Commissioners and staff discussed other issues of business.

Beier informed the Commission that the remand hearing on the Woodward application was scheduled for May 8, 2019.

Warren closed the hearing at 7:25 p.m.