

PLANNING COMMISSION MEETING

February 12, 2020

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

Crook County Planning staff present were Planning Director Ann Beier, Planner Katie McDonald and Technician Hannah Elliott.

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

Warren asked the Commissioners to identify themselves to the audience.

Warren presented the opening statements. He said that no public testimony would be taken.

APPROVAL OF MINUTES

December 11, 2019 – Lundquist indicated that he still had a problem with the identification of the applicant in the public hearing. He also indicated a problem on Page 4 of the minutes. Beier indicated that staff would review the tape of the meeting.

Hermreck moved for approval of the minutes as corrected.

Bedortha seconded the motion.

The Commissioners approved the motion by a vote of 6-1. Lundquist cast the dissenting vote. Stec abstained from voting as she had not been present at the December 11 meeting.

January 8, 2020 – Ponte moved for approval of the minutes.

Lundquist seconded the motion.

The Commissioners approved the motion by a vote of 5-0. Stec, Hermreck, and Bedortha abstained, as they had not been present at the January 8 meeting.

PUBLIC HEARING

Continuation from January 29th for Deliberations Only - Modification – Destination Resort Development Plan Remington Ranch Destination Resort (Full Health, LLC applicant/owner) – Record number 217-000675-PLNG – is requesting modification of the destination resort development plan approved by the Crook County Planning Commission in 2007 (C-DES-002-06). The specific request is to modify the development plan to reduce the number of dwelling units and overnight lodging units, to modify the types of recreational activities at the site, and to reflect the new owner's vision to create a resort experience with a range of health, wellness, spa services, and recreational amenities in a low-key and natural environment. The Applicant has provided an updated Transportation Impact Analysis to reflect the proposed development and changes in traffic and infrastructure in the vicinity. The proposed

modification will be reviewed subject to the requirements of Crook County Code 18.116 (Destination Resort Overlay), 18.160 (Conditional Uses), and 18.180 (Transportation Impact Analysis). The subject property is identified as Township 14 South, Range 14 East Willamette Meridian, Sections 33 and 34, Tax Lots 1800 and 1802, and Township 15 South, Range 14 East Willamette Meridian, Sections 3, 4, 5, 9, and 10, Tax Lots 201, 203, 204, 205, 206, 207, 208, 209, 210, and 211.

Warren asked the Commissioners to state any conflicts of interest or ex-parte contacts, other than during the site visit. He asked the members of the audience to present any challenges to the Commissioners.

Conflicts of Interest –None.

Ex-Parte Contacts - None.

Challenges – None.

Bedortha moved to approve the staff report with the refined conditions as the Final Decision for approval.

Manning seconded the motion.

Warren indicated that he had a question concerning Condition 26 on Page 27 concerning emergency access.

Beier said this had been an original condition.

Bedortha said the access concerned was for emergency use only, and that a lock box was to be installed.

Weberg referred to Condition 20. He said that the applicant had agreed during the discussion stage that they would keep using Avion Water Company.

Beier said that they had agreed to keep open the option of using Avion. She said that she didn't know how that could be enforced.

Bedortha said that issue could be decided when the first stage is applied for.

Ponte asked who is to determine whether the water supply is adequate.

Beier referred to the top of Page 11. She said that the current water plan is the same as the original, and involves both Avion and the Department of Water Resources.

Weberg said that the option of using Avion should be kept open.

Lundquist said that the wells proposed to be used were irrigation wells, and that the water might become unavailable due to the water right priority date.

Bedortha pointed out that irrigation water rights cannot be used for domestic water supplies.

Beier said that Water Resources makes that call. She said that water rights have been converted, but it involves a public process.

Crook County Planning Commission February 12th, 2020.
Approved at February 26th, 2020 meeting.

Stec said that the applicant could be required to have a water supply.

Bedortha asked why Conditions 15 and 16 refer to protecting resource uses in the vicinity.

Beier said that the purpose is to protect resource users in the vicinity from complaints.

Bedortha said that he was good with that.

Manning pointed out that three golf courses were originally proposed, but now there is only going to be one. She said that would reduce demand for irrigation water.

The Commissioners approved the motion for approval of the staff report with refined conditions as the decision of approval by a vote of 7-0. Hermreck abstained, as she had not been present at the previous hearing on the proposal.

Beier said that she would prepare the Final Decision.

Stec moved that the Commission authorize staff to prepare the Final Decision for signature.

Ponte seconded the motion.

The Commissioners approved the motion by a vote of 8-0.

COMMUNITY UPDATES

Beier said that 436 applications were approved in 2019, a reduction from the approval of 488 in 2018. She said there had been more site plan approvals than in 2018, and more boundary adjustments.

Warren asked if there had been any applications for placement of singlewides.

Beier said there had been one.

McDonald said the application form had been modified to change the terms of reference to manufactured homes.

Beier said that there had been no rush for approvals for accessory dwelling units, which was contrary to expectations.

Ponte said that he had heard that hemp processing is now required to be in closed buildings by the Oregon Department of Agriculture (ODA).

McDonald said that was the case.

Beier said that the staff had attended a panel on hemp.

Stec said that the state legislature is setting up a hemp commission.

Beier said that Oregon State University (OSU) is doing hemp research.

Weberg asked if he and Lundquist would be banned from the discussion on hemp.

Beier said that is a legal issue.

Beier said that Warren and Manning had planning commission training. She said that Laura Craska can do commission training.

McDonald said that a subdivision application is to be heard on February 26. She said that there is to be a site visit at 3:00 p.m. on that date.

Beier initiated discussion of the Work Plan.

The Commissioners and staff discussed Dark Sky regulations, historic structures, Juniper Canyon area access and traffic, and wildfire hazards.

Beier said that the New Model Farm Code was working well.

Beier said that a Post-Paulina field trip is proposed for April 22, 2020. She said that no Commissioners' terms are up.

Bedortha moved that Warren continue to be Chairperson for another year.

Stec moved for approval.

The Commissioners approved the motion by a vote of 8-0.

Stec moved that Bedortha be appointed Vice-Chairperson for another year.

Hermreck seconded the motion.

The Commissioners approved the motion by a vote of 8-0.

Lundquist said that the Commissioners should receive staff reports earlier.

Beier said that staff must often wait for information in order to complete staff reports. She said that they can get application materials out earlier.

McDonald commented that application materials are required to be available to the public.

Weberg said that applicants should be encouraged to ask for continuances in order to get expert testimony.

The Commissioners and staff discussed this.

Hermreck moved to adjourn the meeting.

Warren adjourned the meeting at 7:43 p.m.