

## CROOK COUNTY PLANNING COMMISSION MEETING

3/9/2022

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 Michael Warren called the meeting to order at 4:00 p.m. The meeting was conducted by WebEx (a call-in service) and in-person at the Crook County meeting room. Commissioners attending the meeting in person were Gary Bedortha, Laquita Stec, George Ponte, Susan Hermreck, and Les Williamson. No Commissioners attended via WebEx. The following County staff was present at the meeting: Community Development Director, Will Van Vactor; Planning Manager, Brent Bybee; and Planner, Katie McDonald.

### Excused Absences

Commissioner Bob Lundquist  
Commissioner Pro Tem Lawrence Weberg

### Un-Excused Absences

### Parties in Attendance:

See sign in sheet

### Participating via phone WebEx:

See sign in sheet

## **MINUTES**

### • **December 15, 2021**

Commissioner Hermreck made a motion to approve the minutes as presented from December 15, 2021.

Commissioner Stec seconded the motion.

- Gary Bedortha - Abstain
- Laquita Stec - Aye
- George Ponte – Abstain
- Susan Hermreck - Aye
- Les Williamson - Abstain
- Mike Warren - Aye

The motion passed 3-0-3

### • **February 23, 2022**

Commissioner Bedortha made a motion to approve the minutes as presented from February 23, 2022.

Commissioner Hermreck seconded the motion.

- Gary Bedortha - Aye
- Laquita Stec - Aye
- George Ponte – Aye
- Susan Hermreck - Abstain
- Les Williamson - Aye

- Mike Warren - Aye

The motion passed 5-0-1

**PUBLIC HEARING**

- **Brasada Ranch Destination Resort, phase 15 subdivision, record number 217-21-001013-PLNG, Robert Vanier Jr. and Lani Vanier (owners/applicants)** – Adam Conway of DOWL Engineering, agent for FNF NV Brasada, LLC, filed for the 15th Phase of subdivision development within the Brasada Ranch Destination Resort.
  - The hearing is being held pursuant to Crook County Code; Title 17 Subdivisions, Chapter 17.12 General Requirements and Subdivision Review Committee, Chapter 17.16 Tentative Plans, Chapter 17.20 Final Plat, Chapter 17.36 Design Standards, Chapter 17.40 Improvements, Chapter 17.60 Fees; Title 18 Zoning, Chapter 18.116 Destination Resort Overlay. The properties are identified as Township 16 South, Range 14 East, WM, Section 26, tax lots 2805 & 2806. The property is zoned Exclusive Farm Use Zone, EFU-3 (Powell Butte Area). There is currently no situs address.

Chair Warren asked if any Commission member have any bias, prejudice, personal interest, or conflicts of interest to disclose? Gary Bedortha - No

- Laquita Stec – No
- Susan Hermreck - No
- George Ponte - No
- Les Williamson - No
- Mike Warren - No

Chair Warren asked if any Member of the Commission had any Ex parte Contact with the Applicant or any Member of the Public regarding this matter?

- Gary Bedortha - No
- Laquita Stec – No
- Susan Hermreck - No
- George Ponte - 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 Warren asked for a 5-minute break to review material that had been submitted at the hearing.

Brent Bybee presented a PowerPoint presentation of the staff report for the application.

Commissioners and staff discussed the staff report and the options before them.

Chair Warren asked for testimony from the Applicant.

Adam Conway, representative for the Applicant provided testimony regarding overnight lodging ratio and open space.

Alan Cornelius, representative for Brasada Ranch provided testimony regarding trails.

Will Van Vactor clarified the maps that were being referred to.

Alan Cornelius, representative for Brasada Ranch provided testimony regarding lock out units.

Brent McLean, property owner provided testimony regarding points Commissioners have mentioned.

Chair Warren asked for testimony in support of the application.

None provided testimony.

Chair Warren asked for testimony from those who are neutral to the application.

None provided testimony.

Chair Warren asked for testimony in opposition of the application.

None provided testimony.

Chair Warren called for rebuttal from the Applicant.

Chair Warren asked for the Applicants to come up for clarification regarding building timeframes.

Brent McLean provided testimony regarding the construction traffic management.

Chair Warren asked for any further comment from Staff.

Brent Bybee spoke to Commissioners questions regarding off site improvement agreements and schedule of phases.

Chair Warren asked if there were any further questions from the Commissioners.

None

Chair Warren asked if there had been a request to leave the record open or continue the hearing.

None

Chair Warren then asked if the Applicant would like to waive their 7-day final written argument.

Alan Cornelius affirmed they would waive the final written argument.

Chair Warren called for a motion.

Commissioner Ponte moved to close the hearing.

Commissioner Hermreck seconded the motion.

No Discussion

- Gary Bedortha - Aye
- Laquita Stec - Aye
- George Ponte – Aye
- Susan Hermreck - Aye
- Les Williamson - Aye
- Mike Warren - Aye

The motion passed 6-0-0

Chair Warren called for a motion.

Commissioner Hermreck moved that Planning File No. 217-21-001013-PLNG for the Brasada Ranch subdivision Phase 15, tentative plan review be approved including the fifteen proposed conditions of approval and corrections as presented.

Commissioner Stec seconded the motion.

Commissioners discussed the motion.

Chair Warren called for the vote:

- Gary Bedortha – Aye
- Laquita Stec – Aye
- Susan Hermreck - Aye
- George Ponte - Aye
- Les Williamson - Aye
- Mike Warren - Aye

The motion passes 6-0-0

Staff provided next steps for the decision and final plat.

Chair Warren asked for updates from staff.

Staff provided updates which include upcoming hearing information.

Commissioners asked questions regarding upcoming hearings and code language.

Staff asked for clarification regarding the use table and the list of PC decision list. PC asked for monthly planning reports.

Commissioner Stec moved to adjourn. Commissioner Ponte seconded. No discussion. All voted in favor (motion passes 6-0-0).