

CROOK COUNTY PLANNING COMMISSION MEETING

7/27/2022

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 or (541) 447-3211.

Crook County Planning Commission Chairperson Warren, called the meeting to order at 5:33 p.m. The meeting was conducted by WebEx (a call-in service) and in-person at the Carey Foster Hall on the Crook County Fairgrounds. Commissioners attending the meeting in person were Laquita Stec, Bob Lundquist, Les Williamson, George Ponte, Susan Hermreck, and Pro Tem Lawrence Weberg. No Commissioners attended via WebEx. The following County staff were present at the meeting: Community Development Director, Will Van Vactor; Planner, Katie McDonald; Planning Manager, Brent Bybee; Permit Tech Jennifer Orozco; and Senior Permit Tech Hannah Elliott.

Excused Absences

Commissioner Gary Bedortha

Un-Excused Absences

Parties in Attendance:

See sign in sheet

Participating via phone WebEx:

See sign in sheet

Items for Consideration

MINUTES

• **May 25, 2022**

Commissioner Hermreck made a motion to approve the minutes as presented.
Commissioner Williamson seconded the motion.

- ☐ George Ponte – Aye
- ☐ Susan Hermreck - Aye
- ☐ Pro Tem Lawrence Weberg - Abstain
- ☐ Laquita Stec - Aye
- ☐ Bob Lundquist – Aye
- ☐ Les Williamson – Aye
- ☐ Mike Warren - Abstain

The motion passed 4-0-2

• **June 22, 2022**

Commissioner Stec made a motion to approve the minutes as presented.
Commissioner Williamson seconded the motion.

- ☐ George Ponte – Aye
- ☐ Susan Hermreck - Abstain
- ☐ Pro Tem Lawrence Weberg - Abstain

- ☐ Laquita Stec - Aye
- ☐ Bob Lundquist – Abstain
- ☐ Les Williamson – Abstain
- ☐ Mike Warren - Aye

The motion passed 2-0-5

PUBLIC HEARING

Record Number: 217-22-000082-PLNG. Applicant Sun Crossing Trails, LLC is requesting a modification to the approved Development Plan for the Crossing Trails Destination Resort (DR-08-0092) on a 580-acre site.

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

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

- ☐ George Ponte – No
- ☐ Susan Hermreck - No
- ☐ Pro Tem Lawrence Weberg - no
- ☐ Laquita Stec - No
- ☐ Bob Lundquist – Commissioner Lundquist stated that he raised in Powell Butte and knows many members of the audience, and it would not influence his decision - No
- ☐ Les Williamson – No
- ☐ Mike Warren - No

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

- ☐ George Ponte – No
- ☐ Susan Hermreck - No
- ☐ Pro Tem Lawrence Weberg - no
- ☐ Laquita Stec - No
- ☐ Bob Lundquist – 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 asked for any comment from public, none were stated.

Chair Warren read the following into the record: The Applicant requested a continuance on July 11, 2022. In accordance with CCC 18.172.081(16)(1), Applicant is entitled a continuance. However, because this hearing had

already been noticed, the Planning Commission must take evidence at this hearing from any party wishing to testify.

Chair Warren stated the Commission will address the Applicant's continuance request. As noted, the Applicant is entitled to the continuance. The Planning Commission's role regarding the request is to set a date, time, and location certain for the continued hearing.

Community Development Director Will Van Vactor provided a brief comment regarding the continuance request.

Craig Kilpatrick, representative for the Applicant introduced Wendy Kellington, Legal Counsel for the Applicant to provide information regarding the continuance request.

Commissioners and staff discussed dates.

Commissioner Williamson moved to set a date and time certain for the continued hearing to August 24th and August 25th at the Carey Foster Hall, 5:30 pm.

Commissioner Stec seconded the motion.

- ☐ George Ponte - Aye
- ☐ Susan Hermreck- Aye
- ☐ Laquita Stec- Aye
- ☐ Bob Lundquist- Aye
- ☐ Les Williamson- Aye
- ☐ Lawrence Weberg- Aye
- ☐ Mike Warren - Aye

Motion Passes 7-0-0

Chair Warren read into the record the following: To be clear, since there has been a continuance request granted, the record will remain open until the continued hearing is closed. At the continued hearing, we will follow the same order of proceedings, with staff providing an update on any new information received, agency comments, Applicant presentation, and testimony from others in favor, neutral and opposition. At the continued hearing, the Applicant will have the opportunity to present rebuttal. Accordingly, for those who wish to reserve their testimony for the continued hearing, you will have an opportunity to do so at that time. You do not need to testify this evening to preserve appeal rights.

Van Vactor presented a brief presentation, including agency comments received.

Chair Warren asked for questions for staff.

Commissioner Lundquist had clarifying questions.

Van Vactor provided a response.

Chair Warren asked for testimony from Agency representatives.

None

Chair Warren then asked for testimony from the Applicant with a 30 minute time limit.

Kellington stated that the Applicant is reserving their testimony for the continued hearing.

Chair asked for testimony from the anyone in support of the proposal.

None

Chair asked for testimony from the anyone in a neutral position of the proposal.

None

Chair asked for testimony from the anyone in opposition of the proposal.

None

Steve Holliday provided testimony in opposition.

Chair asked staff to respond to Holliday.

Staff responded.

Chair Warren asked to open the phone lines and asked if anyone would like to speak in favor, neutral, or opposition.

None.

Michael Lauridsen provided testimony in opposition.

No questions.

Cheryl Ehnisz provided testimony in opposition.

No questions.

Ron Coffin provided testimony in opposition.

No questions.

Kim Morgan provided testimony in opposition.

No questions.

Staff advised that clapping and outbursts are not allowed.

Commissioner Hermreck asked if the audience could raise their hands if they agree with the speaker.

Staff agreed.

Joe Waibel provided opposition testimony.

No questions.

David Fisher provided opposition testimony.

No questions.

John Wampler provided opposition testimony.
No questions.

Dawn Ann Hudson provided opposition
No questions.

Commissioner Lundquist asked that testifying be explained, Van Vactor and Chair Warren provided a response.
Annette Bilogi asked a procedural question of staff.
Van Vactor provided a response.

Brian OConnor provided opposition testimony.
No questions.

Megan Urell provided opposition testimony.
No questions.

Arlene Curths asked a procedural question.
Staff and Commissioners provided a response.

Chair Warren asked to open the phone line to allow for anyone to provide testimony.

Shellie Piske provided opposition testimony.
No questions.

Doug Farlow asked a clarifying question.
Staff provided a response.

Chair Warren asked for rebuttal from the Applicant.
Stephens and Yoklic, provided rebuttal testimony.

Rose Peterson provided opposition testimony.
Staff provided a response.

Chair Warren called for any further testimony.
None noted

Chair Warren asked the Applicant if they wanted to come up and speak.
The Applicant did not speak.

Chair asked staff if there were any further questions.

Chair Warren then closed this portion of the hearing and will reconvene on August 24th at 5:30.

Commissioner Stec requested to not be positioned under the air conditioner.

Staff provided an update on upcoming hearings.

Commissioner Hermreck moved to adjourn. Commissioner Ponte seconded.
Chair asked for the vote.

- ☐ George Ponte – Aye
- ☐ Pro Tem Lawrence Weberg – Aye
- ☐ Laquita Stec – Aye
- ☐ Susan Hermreck - Aye
- ☐ Bob Lundquist - Abstain
- ☐ Les Williamson – Aye
- ☐ Mike Warren - Aye

The motion passes 7-0-0