



MINUTES for October 23, 2024
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 4:03 p.m.

The meeting was conducted by Zoom, phone, and in person at the Crook County Annex.

II. Attendance

Commissioners Attending:

In Person	Zoom	Commissioner	Excused Absence	Unexcused Absence
X		Mike Warren		
		George Ponte	X	
X		Laquita Stec		
X		Les Williamson		
		Calvin Walter	X	
X		Gary Bedortha		
X		Marlo Dill		
X		Shelby Duncan		

Staff Attending:

In Person	Zoom	Crook County Staff
X		Will Van Vactor
X		Katie McDonald
X		Hannah Elliott

Parties in Attending in Person:

Please see the sign-in sheet.

State Agencies Participating via Zoom:

None.

Members of the Public Participating via Zoom:

Bob Cage, Westridge HOA President

Isabelle Eyman, NW Century Drive

The Chair asked if anyone participating remotely or in the meeting room wished to address an item not on the agenda.

None.

III. Public Comment

None.

IV. Items for Consideration

1. Deliberations only

Record Number: 217-24-000126-PLNG: Martin Neumueller (Owner) and Kilpatrick Consulting LLC (Agent/Applicant) a proposed amendment to the Crook County Zoning Map ("Zoning Map") to change the zoning of Tax Lot No. 1614110000700 from Exclusive Farm Use zone, EFU-3 (Powell Butte area) to Rural Residential 10, R-10.

The Chair read the applicable criteria for review into the record.

The Chair asked if any Commissioner had any bias, prejudice, personal interest, or conflicts of interest to disclose.

Commissioner	No	Disclosure
Mike Warren	X	
Laquita Stec	X	
Les Williamson	X	
Gary Bedortha	X	
Marlo Dill	X	
Shelby Duncan	X	

The Chair asked if any Commissioner had any Ex Parte Contact with the Applicant or any Member of the Public regarding this matter, noting that Commissioners should disclose if they have visited the site.

Commissioner	No	Disclosure
Mike Warren	X	
Laquita Stec	X	
Les Williamson	X	
Gary Bedortha	X	
Marlo Dill	X	
Shelby Duncan	X	

The Chair asked if any member of the public, including those participating by phone, wished to challenge any member of the Commission.

None.

The Chair reviewed the order of proceedings.

The Chair asked to hear from Staff.

Katie McDonald, Senior Planner for Crook County, reviewed the submission details, including the relevant topography and request details, and outlined the applicable criteria for the review and the conditions of approval.

Katie McDonald asked if there were any questions regarding the Staff Report.
None.

The Chair called for a motion to close the hearing and begin deliberations.

Commissioner Stec moved to close the hearing and begin deliberations on the application. Commissioner Duncan seconded the motion.

Commissioner	Aye	Nay	Abstain
Mike Warren	X		
Laquita Stec	X		
Les Williamson	X		
Gary Bedortha	X		
Marlo Dill	X		
Shelby Duncan	X		
Motion carried 6-0-0			

The Chair called for a motion on the application.

Commissioner Stec moved to approve application 217-24-000126-PLNG to change the zoning map to Rural Residential 10, R-10. Commissioner Dill seconded the motion.

The Chair asked a procedural question.
Staff provided clarification.

The Chair called for further discussion.
None.

Commissioner	Aye	Nay	Abstain
Mike Warren	X		
Laquita Stec	X		
Les Williamson	X		
Gary Bedortha			X
Marlo Dill	X		
Shelby Duncan	X		
Motion carried 5-0-1			

Commissioner Williamson moved to permit Chair Warren to sign the decision outside of a Planning Commission meeting. Commissioner Stec seconded the motion.

Commissioner	Aye	Nay	Abstain
Mike Warren	X		
Laquita Stec	X		
Les Williamson	X		
Gary Bedortha			X
Marlo Dill	X		
Shelby Duncan	X		
Motion carried 5-0-1			

The Chair called for a motion to close the public hearing.

Commissioner Bedortha moved to close the public hearing on application 217-24-000126-PLNG.

Commissioner Williamson seconded the motion.

Commissioner	Aye	Nay	Abstain
Mike Warren	X		
Laquita Stec	X		
Les Williamson	X		
Gary Bedortha			X
Marlo Dill	X		
Shelby Duncan	X		
Motion carried 5-0-1			

2. Continuation of Hearing

Record Number: 217–24–000166–PLNG – Pinecrest Ridge LLC has applied for a 10-lot subdivision on the north end of Pinecrest Rd. The specific property involved is map tax lot 1415270000204.

The Chair noted that the applicable criteria for review were included in the Staff Report and read aloud at the previous meeting.

The Chair asked if any Commissioner had any bias, prejudgment, personal interest, or conflicts of interest to disclose.

Commissioner	No	Disclosure
Mike Warren	X	
Laquita Stec	X	
Les Williamson	X	
Gary Bedortha	X	
Marlo Dill	X	
Shelby Duncan	X	

The Chair asked if any Commissioner had any Ex Parte Contact with the Applicant or any Member of the Public regarding this matter, noting that Commissioners should disclose if they have visited the site.

Commissioner	No	Disclosure
Mike Warren	X	
Laquita Stec	X	
Les Williamson	X	
Gary Bedortha	X	
Marlo Dill	X	
Shelby Duncan	X	

The Chair asked if any member of the public, including those participating by phone, wished to challenge any member of the Commission.

None.

The Chair reviewed the order of proceedings.

The Chair asked if any Commissioners wished to impose a time limit on testimony.

The Commissioners agreed to a five-minute time limit for testimony.

The Chair asked to hear from Staff.

Katie McDonald, Senior Planner for Crook County, Katie McDonald asked if there were any questions for Staff. Katie McDonald reviewed the notes from the public hearing on the application on October 9, 2024, and provided a summary of testimony received for the case.

Katie McDonald reviewed the submission details, including the site topography, applicable criteria for the review, and the conditions of approval.

The Chair asked a clarifying question.

Staff provided clarification.

The Chair asked if there were any questions regarding the Staff Report.

Commissioner Dill asked a clarifying question.

Katie McDonald provided clarification.

The Chair asked to hear from agency representatives.

None.

The Chair asked to hear from the applicant.

Dawson Skidgel, the Applicant, provided clarification.

Dawson Skidgel provided testimony.

Commissioners asked a clarifying question.

Dawson Skidgel provided clarification.

Commissioner Stec asked a clarifying question.

The Chair provided clarification.

The Chair asked a clarifying question.

Dawson Skidgel provided clarification.

Commissioner Bedortha asked a clarifying question.

Will Van Vactor provided clarification.

The Chair asked a clarifying question.

Dawson Skidgel provided clarification.

The Chair asked to hear from anyone who wished to speak in favor of the application.

None.

The Chair asked to hear from anyone who was neutral to the application.

George Konoval of the Westridge Homeowners area provided testimony and asked clarifying questions.

The Commissioners provided clarification.

George Conwell requested to leave the record open for a reasonable amount of time so that he and the Applicant could continue to collaborate on the Covenants, Conditions & Restrictions (CC&Rs).

The Chair asked a clarifying question.

George Conwell provided clarification.

Commissioner Stec asked a clarifying question.

The Chair provided clarification.

The Chair asked to hear from anyone in opposition to the application.

Carter Powell of NW Century Drive provided testimony and asked clarifying questions.

The Chair provided clarification.

Commissioner Bedortha provided clarification and asked Staff a clarifying question.

Loni Eastman of Century Drive provided testimony.

Mike Mehring provided testimony.

The Chair asked to hear from anyone online in opposition to the application.

Bob Cage, Westridge HOA President, provided testimony and asked clarifying questions.
The Commissioners and Staff provided clarification.

Isabelle Eyman provided testimony.

The Chair asked to hear rebuttal from the applicant.
Dawson Skidgel provided rebuttal.
Commissioner Bedortha asked clarifying questions about whether the hearing should remain open.
Dawson Skidgel provided clarification.

The Chair asked if there were any further questions for the applicant.
Commissioner Stec provided clarification.

The Chair provided clarification of procedures and allowances for continuing the hearing.

Commissioner Bedortha moved to close this portion of the open hearing to discuss the continuation of the hearing. Commissioner Stec seconded the motion.
The Chair called for discussion.
The Commissioners discussed the motion.

Commissioner	Aye	Nay	Abstain
Mike Warren	X		
Laquita Stec	X		
Les Williamson	X		
Gary Bedortha	X		
Marlo Dill	X		
Shelby Duncan	X		
Motion carried 6-0-0			

Commissioner Williamson moved to approve application 217-24-000166-PLNG. Commissioner Stec seconded the motion.
The Chair called for discussion.

The Chair asked if the Commissioners had any questions regarding the conditions recommended by Staff.
Commissioner Bedortha recommended the addition of new condition details to Staff's proposed general conditions item 4.
Commissioner Bedortha asked clarifying questions.
Staff provided clarification.
Commissioner Bedortha recommended the addition of new condition details to Staff's proposed general conditions item 8.

Commissioner Bedortha asked that Exhibit 10, Pinecrest Ridge Subdivision Covenants, Conditions and Restrictions, be referenced in total in the conditions for approval with the addition of a condition on firework use.

Staff recommended reviewing Exhibit 10 and incorporating the proposed CC&Rs into the conditions of approval for the application.

The Commission concurred.

Commissioner Bedortha amended his motion to approve application 217-24-000166-PLNG with the decision to incorporate the updated conditions of approval as discussed, with the final decision to be brought to the Planning Commission for review. Commissioner Stec seconded the motion.

Commissioner	Aye	Nay	Abstain
Mike Warren	X		
Laquita Stec	X		
Les Williamson	X		
Gary Bedortha	X		
Marlo Dill	X		
Shelby Duncan	X		
Motion carried 6-0-0			

The Chair called for a motion to close the public hearing.

Commissioner Bedortha moved to close the public hearing on application 217-24-000166-PLNG. Commissioner Stec seconded the motion.

Commissioner	Aye	Nay	Abstain
Mike Warren	X		
Laquita Stec	X		
Les Williamson	X		
Gary Bedortha	X		
Marlo Dill	X		
Shelby Duncan	X		
Motion carried 6-0-0			

V. Community Development Updates

Katie McDonald noted that the final decision for application 217-24-000166-PLNG would be presented at the November 13, 2024, meeting for the Planning Commission's review and approval.

Katie McDonald reviewed the agenda for the November 13, 2024, meeting, which would include a comprehensive plan amendment and conditional use review for modifications to an existing aggregate pit in Lone Pine.

It was noted that only one meeting would be held in both November and December of 2024.

Will Van Vactor reported that following a busy August, 2024, the number of applicants in September, 2024, dropped to 19, compared to 28 in September, 2023. Despite the decrease, he anticipates sustained demand in the area moving forward.

The Chair expressed appreciation for the presence of the Fire Department representative Russ DeBoodt.

The Chair asked for a motion to close the meeting.

Commissioner Williamson moved to close the meeting. Commissioner Dill seconded.

Commissioner	Aye	Nay	Abstain
Mike Warren	X		
Laquita Stec	X		
Les Williamson	X		
Gary Bedortha	X		
Marlo Dill	X		
Shelby Duncan	X		
Motion carried 6-0-0			