



MINUTES for July 24, 2024
CROOK COUNTY PLANNING COMMISSION MEETING

Meeting minutes are not a complete representation of discussions at the meeting. An audio recording can be found at 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 4:02 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		
X		George Ponte		
X		Laquita Stec		
X		Les Williamson		
X		Calvin Walter		
		Gary Bedortha	X	
X		Marlo Dill		
		Shelby Duncan	X	

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:

Ron Watkins, Watkins Testing, and Inspection

Members of the Public Participating via Zoom:

None.

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. **Minutes**

Minutes of May 15, 2024

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

Commissioner	Aye	Nay	Abstain
Mike Warren	X		
George Ponte	X		
Laquita Stec	X		
Les Williamson	X		
Calvin Walter	X		
Marlo Dill	X		
Motion carried 6-0-0			

Minutes of June 13, 2024

Commissioner Ponte moved to approve the minutes as presented. Commissioner Williamson seconded the motion.

Commissioner	Aye	Nay	Abstain
Mike Warren	X		
George Ponte	X		
Laquita Stec	X		
Les Williamson	X		
Calvin Walter	X		
Marlo Dill	X		
Motion carried 6-0-0			

Minutes of June 26, 2024

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

Commissioner	Aye	Nay	Abstain
Mike Warren	X		
George Ponte	X		
Laquita Stec	X		
Les Williamson	X		
Calvin Walter	X		
Marlo Dill	X		
Motion carried 6-0-0			

V. Items for Consideration

1. Public Hearing

Record Number: 217-24-000070-PLNG Applicant proposes to amend the Crook County Comprehensive Plan to add approximately 226,000 cubic volume of basalt aggregate located on a 4.9-acre site identified as Tax Lot No. 1616120000500 to Crook County's inventory of Significant Mineral and Aggregate Sites ("Aggregate Inventory").

13:25 The Chair read the applicable criteria for review into the record.

14:10 The Chair asked if any Commissioner had any bias, prejudice, personal interest, or conflicts of interest to disclose.

Commissioner	No	Disclosure
Mike Warren	X	
George Ponte	X	
Laquita Stec	X	
Les Williamson	X	
Calvin Walter	X	
Marlo Dill	X	

14:20 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	No contact with the applicant, but experience selling properties in the area and general familiarity with some of the persons named in the application.
George Ponte	X	
Laquita Stec	X	
Les Williamson	X	
Calvin Walter	X	
Marlo Dill	X	

14:50 The Chair asked if any member of the public, including those participating by phone, wished to challenge any member of the Commission.
None.

15:05 The Chair read the relevant requirements for testimony for participants.

16:20 The Chair asked if any member of the Commission wished to impose a time limit on testimony. The Chair set a time limit on testimony of three minutes.
None.

17:20 The Chair asked to hear from staff.

17:25 Will Van Vactor, Community Development Director with Crook County Community Development, reviewed the submission details, background, zoning considerations and site details, and the decision process and applicable criteria.

24:48 Will Van Vactor reviewed step one of the decision process, determining if the site is significant.

29:40 Commissioners asked clarifying questions about the application.
Staff provided clarification.

36:40 Will Van Vactor reviewed step two of the decision process, identifying conflicts.

44:00 Commissioner Dill asked clarifying questions.
Will Van Vactor provided clarification.

45:15 Will Van Vactor reviewed step three of the decision process, analyzing economic, social, environmental, and economic (ESEE) consequences.

50:10 Will Van Vactor reviewed step four of the decision process, developing a program to achieve Goal 5.

58:44 Commissioner Stec asked clarifying questions on the application history and timeline.
Staff provided clarification.

1:05:00 Commissioner Stec asked a clarifying question.
Will Van Vactor provided clarification.

1:05:50 Will Van Vactor reviewed factors to consider in a program to achieve Goal 5.

1:10:00 Commissioner Stec asked a clarifying question.
Hannah Elliott provided clarification.

1:12:50 Commissioner Stec asked clarifying questions.
Will Van Vactor provided clarification.

1:15:10 Will Van Vactor summarized the role of the Commission and approval procedures.

1:16:45 Commissioner Dill asked a clarifying question.
Staff provided clarification.

1:18:00 Will Van Vactor summarized the decision criteria.

1:20:00 Commissioners asked clarifying questions.

1:20:10 Staff provided clarification.

1:24:35 The Chair asked to hear from the applicant.

1:24:44 The Chair advised members of the public on procedure during testimony.

1:25:00 Lisa Andrach of Fitch and Neary, P.C. provided testimony on behalf of the applicant.

1:30:30 Ron Watkins was asked to provide testimony.
Ron Watkins was not available.

1:31:00 Lisa Andrach provided testimony.

1:45:00 Commissioners asked clarifying questions about the site boundaries.
Lisa Andrach provided clarification.

1:51:00 Commissioner Ponte asked a clarifying question.
Lisa Andrach provided clarification.
The applicant provided clarification.

1:52:15 The Chair asked if there were any further questions for the applicant
None.

1:52:25 Tanner Brown, applicant, provided testimony.

1:54:10 Commissioners asked clarifying questions.
Tanner Brown provided clarification.

1:57:00 Commissioner Williamson asked a clarifying question.
Tanner Brown provided clarification.

1:58:05 The Chair asked if there were any further questions for the applicant
Commissioner Stec asked a clarifying question.
Tanner Brown provided clarification.

2:00:40 Commissioner Walter asked a clarifying question.
Tanner Brown provided clarification.

2:02:45 The Chair asked to hear from anyone who wished to speak in favor of the application.
2:03:00 Richard Bartels provided testimony.
2:05:38 Commissioners asked clarifying questions.
Richard Bartels provided clarification.
2:06:45 The Chair asked to hear from anyone else who wished to speak in favor of the application.

2:07:25 The Chair asked to hear from anyone neutral to the application.
None.

2:07:35 The Chair asked to hear from anyone who wished to speak in opposition to the application.
2:07:40 Jennifer Mitchell provided testimony.
2:11:06 The Chair asked if any Commissioners had questions.
None.
2:11:25 Glenda Kiser provided testimony.
2:16:00 Commissioner Stec asked a clarifying question.
Linda Kaizer provided testimony.
2:17:00 Donna and Gary Waitson provided testimony.
2:21:50 The Chair asked if any Commissioners had questions.
None.
2:22:00 Rob Carter provided testimony.
2:27:33 The Chair asked if any Commissioners had questions.
None.
2:27:55 Anthony Krau provided testimony.
2:32:00 Commissioner Stec asked a clarifying question.
Anthony Krau provided clarification.
2:33:13 Mary Dayal provided testimony.
2:35:03 Stan Johns provided testimony.

2:39:00 The Chair asked if anyone else or anyone online wished to testify.
None.

2:39:30 The Chair asked for rebuttal.
2:39:55 Tanner Brown provided rebuttal.
2:43:15 Lisa Andrach provided rebuttal.
2:47:00 Tanner Brown provided clarification.

2:48:23 The Chair asked staff for further testimony.
Will Van Vactor noted the time and that the Commission could continue the hearing.

2:49:40 The Chair called for a motion.
2:49:54 Commissioner Ponte moved that the hearing on application 217-24-000070-PLNG be closed and be continued at a time and date certain for deliberations only. Commissioner Walter seconded the motion.
2:50:25 The Chair opened deliberation on the motion.

2:50:35 The Chair asked the Commissioners if additional information from staff was requested.
2:51:20 Commissioners stated that additional information from staff would be requested.
2:51:50 Will Van Vactor provided procedural clarification.
2:54:55 Commissioner Ponte withdrew the motion.
2:55:00 Commissioner Walter withdrew the second of the motion.

2:55:16 Commissioner Stec moved that the hearing on application 217-24-000070-PLNG be closed and the written record remain open for a 7-7-7 period, with new evidence to be submitted in writing by July 31, 2024, at 4:00 p.m., a rebuttal period to new evidence to end on August 7, 2024, at 4:00 p.m., final arguments to be provided by August 14, 2024, at 4:00 p.m., and the next hearing date to be on a time and date certain of August 28, 2024 at 4:00 p.m. in the same location for deliberations only. Commissioner Ponte seconded the motion.

2:59:36 The Chair opened deliberation on the motion.

3:00:04 The Chair called for a vote on the motion.

Commissioner	Aye	Nay	Abstain
Mike Warren	X		
George Ponte	X		
Laquita Stec	X		
Les Williamson	X		
Calvin Walter	X		
Marlo Dill	X		
Motion carried 6-0-0			

3:00:13 The Commission presented questions for parties to answer in the submission of new evidence during the 7-7-7 period.

3:04:14 The Chair asked for a motion to close the hearing.

Commissioner Ponte moved to close the public hearing. Commissioner Williamson seconded.

The Chair called for further discussion.

None.

Commissioner	Aye	Nay	Abstain
Mike Warren	X		
George Ponte	X		
Laquita Stec	X		
Les Williamson	X		
Calvin Walter	X		
Marlo Dill	X		
Motion carried 6-0-0			

3:07:14 The Chair asked for a motion to adjourn the meeting.

Commissioner Stec moved to adjourn the meeting. Commissioner Walter seconded.

Commissioner	Aye
Mike Warren	X
George Ponte	X
Laquita Stec	X
Les Williamson	X
Calvin Walter	X
Marlo Dill	X