



MINUTES for September 11, 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

Katie McDonald, senior planner, called for the nomination of a chair for the meeting.

Commissioner Walter moved to nominate Commissioner Dill as temporary Chairperson of the Planning Commission. Commissioner Ponte seconded the motion.

The motion passed unanimously.

II. Call to Order

Crook County Planning Commission Chairperson Dill 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.

III. Attendance

Commissioners Attending:

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

None.

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

Charles Beauchamp of Prineville, OR, discussed paper subdivisions in California and recommended these as a strategy to help raise additional tax income in Crook County.

IV. Public Comment

None.

V. Items for Consideration

1. Final Decision

Record Number: 217-24-000070-PLNG Greenbar (Applicant) proposal 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").

14:35 The Chair asked if the Planning Commission had an opportunity to review the final decision. The Commissioners confirmed yes.

14:45 The Chair asked if there were any corrections the Planning Commission would like included in the decision.
Commissioner Ponte stated that the lighting condition was not included in the draft of the final decision.
Will Van Vactor confirmed that the lighting condition was added to the final draft of the decision.

16:25 Will Van Vactor advised the Commission on procedure.

16:57 The Chair confirmed the decision was accepted.

2. Public Hearing

Record Number: 217-24-000126-PLNG Martin Neumueller (Owner) and Kilpatrick Consulting LLC (Agent/Applicant) proposes to amend 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 situs address is 11367 SW Doris Lane, Powell Butte. The property is located approximately 3 miles south of Highway 126, in Powell Butte.

17:40 The Chair read the applicable criteria for review into the record.

- 18:25 The Chair asked if any Commissioner had any bias, prejudice, personal interest, or conflicts of interest to disclose.

Commissioner	No	Disclosure
Marlo Dill	X	
George Ponte	X	
Laquita Stec	X	
Calvin Walter	X	
Shelby Duncan	X	

- 18:40 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
Marlo Dill	X	
George Ponte	X	
Laquita Stec	X	
Calvin Walter	X	
Shelby Duncan	X	

- 19:09 The Chair asked if any member of the public, including those participating by phone, wished to challenge any member of the Commission.
None.
- 19:25 The Chair reviewed the order of proceedings.
- 20:59 The Chair asked if any Commissioners wished to impose a time limit on testimony.
None.
- 21:30 The Chair asked to hear from staff.
- 21:40 Katie MacDonald, Senior Planner for Crook County, reviewed the submission details and background.
- 29:06 Katie MacDonald asked if there were any questions on the staff report.
Commissioner Stec asked a clarifying question.
Katie MacDonald provided clarification.
- 30:30 The Chair asked to hear from agency representatives.
None.
- 30:44 The Chair asked to hear from the applicant.
- 30:55 Craig Kilpatrick, the Applicant, provided testimony.
- 39:00 The Chair asked a clarifying question.
- 39:10 Craig Kilpatrick provided clarification.
- 40:00 The applicant asked if there were any further questions.
None.
- 40:10 The Chair asked to hear from anyone who wished to speak in favor of the application.
None.

- 40:20 The Chair asked to hear from anyone who was neutral to the application.
None.
- 40:35 The Chair asked to hear from anyone in opposition to the application.
- 40:54 Renee Roufs of Powell Butte described general concerns about the region and asked if the record could be left open to permit time to review the application.
- 47:33 Shannon Lester of Powell Butte provided testimony.
- 50:20 The Chair asked the hear rebuttal from the applicant.
Craig Kilpatrick provided clarification on the application documentation.
- 51:30 The Chair asked if staff had further comments in response to the testimony.
Katie MacDonald provided clarification on the Planning Commission process and discussed opportunities for members of the public to review materials.
- 53:30 Katie MacDonald noted a request to leave the record open and provided clarification on the 7-7-7 process used in the case of a continuance, noting that the burden of proof remains with the applicant who will have the final argument.
- 56:45 Commissioner Stec asked a clarifying question.
- 57:25 Will Van Vactor provided clarification.
- 58:45 The Chair asked for a motion to consider leaving the record open.
Katie MacDonald provided clarification.
- 1:01:10 Commissioner Stec moved to close the hearing and keep the record open for a 7-7-7 process with the following deadlines:
- September 18, 2024, at 4:00 p.m. for additional written testimony;
 - September 25, 2024, at 4:00 p.m. for rebuttal of any additional testimony;
 - October 2, 2024, at 4:00 p.m. for the applicant's final comments; and
 - October 23, 2024, at 4:00 p.m., which is a regularly scheduled Planning Commission meeting, as the date and time certain for the continuation of the hearing.
- Commissioner Walter seconded the motion.

Commissioner	Aye	Nay	Abstain
Marlo Dill	X		
George Ponte	X		
Laquita Stec	X		
Calvin Walter	X		
Shelby Duncan	X		
Motion carried 5-0-0			

VI. Community Development Updates

- 1:04:50 Katie MacDonald discussed an upcoming work session to review the Oregon Model Floodplain Code, and applications that will be before the commission at upcoming meetings, noting the Commission is booked through February.
- 1:06:00 The Chair asked for the schedule to be sent via e-mail.

1:08:40 Katie MacDonald noted that applications had been steady with approximately 20 received through the first half of the year, and an uptick in August with approximately 20 more applications received.

1:10:30 Commissioner Walter moved to adjourn the meeting. Commissioner Stec seconded the motion.

Commissioner	Aye
Marlo Dill	X
George Ponte	X
Laquita Stec	X
Calvin Walter	X
Shelby Duncan	X

1:10:40 The Chair noted the meeting adjourned at 5:10 p.m.