



Minutes For April 9, 2025
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.

Chair 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.

Attendance

Commissioners Attending:

In Person	Zoom	Commissioner	Excused Absence	Unexcused Absence
x		Shelby Duncan		
x		George Ponte		
		Marlo Dill	x	
x		Laquita Stec		
x		Les Williamson		
x		Mike Warren		

Staff Attending:

In Person	Zoom	Crook County Staff
x		John Eisler
x		Katie McDonald
x		Hannah Elliott

Public Comment

None

Public Hearing

Record Number 217-25-000066-PLNG: Crook County Code Amendments. Adoption of a new military training route overlay zone requiring notice to the U.S. Department of Defense (DOD) and consultation regarding potential encroachments. Modifications to use tables in the County's EFU zone (Chapter 18.16) and Forest zone (Chapter 18.28) to cross reference requirements of new military training route zone and 18.124.110 (requirements for cell towers and transmission lines. Language in 18.124.110 is also amended to clarify application and to reference new overlay zone. Modification to Chapter 18.161 (commercial energy – renewable energy chapter) to add notification requirements consistent with HB 2329 (2019 legislative session) and to require new pre-application notice and consultation with ODFW, DOD and the State Historic Preservation Office. Amendment of the Crook County comprehensive plan to adopt the military overlay zone maps and to include text regarding the new overlay zone.

The hearing is being held pursuant to Crook County Code (CCC) 18.172 Administration Provisions and the application is subject to review under CCC Title 18 Zoning; Chapter 18.168 Legislative Amendments, the Crook County Comprehensive Plan, Oregon Administrative Rules, and Oregon Revised Statutes.

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

Commissioner	No	Disclosure
Shelby Duncan	X	
George Ponte	X	
Laquita Stec	X	
Les Williamson	X	
Mike Warren	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
Shelby Duncan	X	
George Ponte	X	Nothing other than work sessions
Laquita Stec	X	
Les Williamson	X	
Mike Warren	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 limit testimony to 5 minutes.

The Chair asked to hear from staff.

John Eisler presented the background and the request of the Planning Commissioners of the code changes.

First item was to amend the Comprehensive Plan to adopt maps of military training routes (MTRs) in eastern Crook County and to implement policies regarding notification and consultation with the U.S. Department of Defense for land uses that may encroach upon military airspace.

Next was adopting a new Military Training Route overlay zone specifying notice requirements, procedures for consultation and potential activities to avoid, minimize and mitigate activities that may encroach on training routes.

Next was amending Use Tables in Chapter 18.16 (Exclusive Farm Use zone) and Chapter 18.28 (Forest zone) to reference requirements of the new Military Training Route overlay zone.

Next was amending language in Chapter 18.124.010 (Supplementary Provisions) related to transmission and communication towers. Edit existing language to clarify application of sections to transmission towers (e.g., cell towers) and/or transmission lines.

Next was amending language in Chapter 18.161 (Commercial Power Generating Facilities) for consistency with the new Military Training Route overlay zone and to adopt requirements to notify federal, state and tribal governments as required by Oregon House Bill 2329 (2019).

Eisler walked through the findings for the proposed changes.

Staff reiterated the military training routes are not new, simply bringing the maps into the system.

Eisler walked through the single exhibit received from the public.

Eisler presented the proposed language additions to the code.

Chair Warren asked staff if something should be added to reiterate that the flight paths were existing.

Eisler thought that was a great point and read through potential spots to add that language.

Chair Warren asked about pre-existing airports and strips and if they would have to comply.

Eisler said the goal was to move forward with notice requirements and not reflect on existing projects.

Chair asked if any other Commissioners had questions. None.

Eisler continued with proposed code languages.

Commissioner Stec asked about where the definitions would be located in the code vs where the overlay zone would be and if people could actually see the maps.

Eisler said the maps will be included in the department maps and the definitions will have their own section.

Chair Warren asked if the overlay was currently in the GIS maps.

Staff confirmed that it is not currently.

Chair Warren asked if it would be.

Staff confirmed that it would be and is currently on the Department of Defense mapping website ORESA.

Chair Warren asked if that was a public facing site.

Staff confirmed it was.

Eisler continued with code changes.

Eisler passed the mic to consultant Ann Beier who continued walking through proposed amendments to the code.

Chair Warren asked if there was language on the towers but not the transmission lines?

Beier said that is correct.

Chair Warren asked if the transmission code languages would only pertain to the military overlay?

Beier said it would apply anywhere in the county that allowed transmission lines.

Commissioner Stec asked about the signature requirement for neighboring properties in transmission lines and if that were only in EFU.

Beier stated that it would only be the property owners granting an easement or in discussions about an easement.

Chair Warren said that makes sense.

Commissioner Ponte said it would great if they could keep things simple, if you build something tall, this is what you do.

Eisler added that he plans to bring a new energy code to the board in the future and things could be added to that update as well.

Beier asked if they should move ahead with the language that ties this to the military overlay zone and that when you make a motion to recommend to the board of commissioners, make that as part of the recommendation that you just move forward with the link to the overlay zones as that's the key outcome of the project.

Commissioner Stec said that it makes sense. You can't have solar without transmission lines.

Eisler continued with code changes to CCC 18.161.

Commissioner Duncan asked what specifically Department of Defense asked for in this section.

Eisler said the pre-application notification requirements, the rest was just in line with statute.

No additional questions from the Commissioners.

Agency Testimony

Randy Bentz, Master Planner, testified on behalf of the Oregon Military Department. He testified in support. He provided testimony on the military presence in Oregon and who uses the training routes. The routes have been around for a long time; these are not new. The purpose of this grant and amendment is to preserve the integrity of military training in the state. He sees an added benefit to early notification, by saving the applicant money by early notification and mitigation. There was a question about existing facilities, he said those are already on the map and taken into consideration. Air crews are well trained to avoid those sorts of things. This is just another tool to keep them notified and DOD notified and provide the developer with the ability to make decisions up front.

Testimony in Support

None

Neutral Testimony

None

Testimony in Opposition

None

Staff thanked DOD and everyone that has been involved.

Randy Bentz returned to show the Commissioners the online mapping tool, Oregon Explorer or the ORESA tools.

Chair Warren asked if there would be any benefit to adding those to the code language.

Eisler clarified that the websites are included in the proposed definitions.

Chair Warren asked about the highlighted things throughout the documents.

Beier said the highlights are things they are struggling with and want their opinion on.

Eisler gave an update on the solar Rules Advisory Committee.

Eisler and Beier clarified the changes that were made to the proposal by the commissioners.

There had been no ask to continue the hearing or leave the record open.

Planning Commission Action

Commissioner Ponte made a motion to close the public hearing.

Commissioner Duncan seconded the motion.

Chair Warren asked for discussion.

No Discussion.

Chair Warren called for the vote:

Commissioner	Yes	No	Abstain
Shelby Duncan	x		
George Ponte	x		
Laquita Stec	x		
Les Williamson	x		
Mike Warren	x		
Motion passes 5-0-0			

Commissioner Ponte made a motion to recommend approval to the Board of County Commissioners for the proposed text amendment record number 217-25-000066-PLNG with the amendments to the proposed findings and conditions as proposed by the Planning Commission, excluding attachment D and the edit that they recommended in attachment A, and this is only limited to the military training routes and special use airspaces in Crook County.

Commissioner Williamson seconded the motion.

Chair Warren asked for discussion.

No Discussion.

Chair Warren called for the vote:

Commissioner	Yes	No	Abstain
Shelby Duncan	x		
George Ponte	x		
Laquita Stec	x		
Les Williamson	x		
Mike Warren	x		
Motion passes 5-0-0			

Continuation of public hearing:

Record Number 24-000198-PLNG (Conditional Use): The Charles and Carlleen Hegele Revocable Trust (Owner) and Mark Shipman of Saalfeld Griggs PC (Applicant) has amended the Crook County Comprehensive Plan to add an approximately 12.37 acres portion located on Tax Lot No. 1414090000101 to Crook County's inventory of Significant Mineral and Aggregate Sites ("Aggregate Inventory"). The Applicant also submitted application for a Conditional Use Permit to allow mining, crushing, and stockpiling of aggregate and other subsurface material. The site is addressed as 7950 NW Lone Pine Road, Terrebonne, OR 97760 and is located to the south of the current permitted area that is 9 acres of the same Tax Lot. The property is zoned Exclusive Farm Use (EFU2).

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

Applicable Criteria

The hearing is being held pursuant to Crook County Code ("CCC") 18.172 (Administration Provisions) and 18.168 (Legislative Amendments), and will be reviewed for compliance with CCC 18.16 (Exclusive Farm Use), CCC 18.144 (Aggregate Resource Sites), CCC 18.180 (Transportation Impact Analysis); Oregon Administrative Rule (OAR) 660-016 (Requirements and Application Procedures for Complying with Statewide Goal 5); Crook County Comprehensive Plan, including Ordinance 43, Ordinance 51, and Ordinance 55; and ORS 197, ORS 215 and ORS 517.

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

Commissioner	No	Disclosure
Shelby Duncan	X	
George Ponte	X	
Laquita Stec	X	
Les Williamson	X	
Mike Warren	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
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Shelby Duncan	X	Attended the site visit on the 12 th and observed the same things as Commissioner Ponte.
George Ponte	X	Attended the site visit – it was interesting to see how the proposed operation fits with the current operation.
Laquita Stec	X	Did not attend the site visit.
Les Williamson	X	
Mike Warren	X	Did not attend the site visit but is familiar with the site.

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.

Eisler presented the background and key items the Planning Commission will need to consider.

Chair Warren asked if transporting is considered a mining operation.

Eisler said yes, transporting is included in the definition of operations.

Commissioner Ponte asked staff to provide reasoning as to why the Board of Commissioner made a change to the total calendar days and cumulative days section under quality of life concerns in the program to achieve.

Eisler said it was at the request of the applicant and that it was what was historically done. Doesn't change existing practices, just clarifies.

Commissioner Ponte asked about the comment brought up by Gary Bedortha at the original hearing about processing. There is not going to be any processing on the new acres. His question was does the new application cover processing at the old location and staff was going to look into that.

Eisler clarified if the question was does the new program to achieve cover the old site in terms of processing.

Commissioner Stec said she thought she read somewhere that processing would be at the old site. Perhaps from the map.

Eisler assumed they would operate under the same DOGAMI permit with a modification on their end.

Commissioner Ponte clarified that the question was if the new conditional use permit would cover the processing at the current location that was covered under the old conditional use permit.

Eisler answered that this conditional use permit would apply only to the new property.

Eisler continued with the presentation.

Chair Warren asked if the cumulative days and calendar days will be added to the conditions of approval.

Eisler clarified that all the items from the program to achieve will be included in the conditions of approval in the final decision of the conditional use.

Commissioner Ponte said there is a staff report from November 6, with the conditions of approval, and asked if any of those are changing.

Staff said just the ones that were discussed today, nothing removed, just added from the program to achieve. You can't remove things from the program to achieve, but new things could be included to the conditions.

Commissioner Ponte asked if there was a new staff report.

Eisler said no, not yet.

Commissioner Stec said she thought she got the idea from exhibit 109 that shows the processing and stockpiling area on page 15 of the staff report and proposed findings. That the area would be the same as what it is now.

Eisler said it's proposed findings on page 11 of the staff report. According to the applicant the storage and processing areas will continue to be at the same location.

Commissioner Warren clarified that nothing from the conditions from November are being taken away.

Eisler confirmed that is correct.

Commissioner Ponte asked for the difference between the two potential motions on the script.

The commissioners clarified for him that one of the conditions includes amendments if there were any additions than what was before them.

No other questions for staff.

Planning Commission Action

Chair Warren asked for a motion.

Commissioner Ponte made a motion to approve record number 217-24-000198-PLNG, the conditional use to allow mining, crushing and stockpiling at the site with the proposed findings and conditions as proposed by staff including the changes made to the cumulative operating conditions as ordained by the County Board of Commissioner in the program to achieve for the subject property. Direct staff to draft the final decision and bring it back for signature at the next regular meeting.

Commissioner Stec seconded.

No discussion.

Chair Warren called for the vote:

Commissioner	Yes	No	Abstain
Shelby Duncan	x		
George Ponte	x		
Laquita Stec	x		

Les Williamson	x		
Mike Warren	x		
Motion passes 5-0-0			

Chair Warren asked what the next regular meeting would be.

Staff confirmed that May 14th is the next regular meeting.

Chair Warren asked if they would have a chance to review the decision in advance.

Staff confirmed they would.

Staff Updates/Planning Commission Comments

Staff updated the Commissioners on the upcoming schedule and the ongoing of the department.

Staff reminded the Commissioners of the open position that applications close for at the end of April.

Staff updated the Commissioners on the ongoing solar and aggregate sites.

Commissioner Ponte moved to adjourn the meeting.

Commissioner Stec seconded the motion.

Chair Warren called for the vote:

Commissioner	Yes	No	Abstain
Shelby Duncan	x		
George Ponte	x		
Laquita Stec	x		
Les Williamson	x		
Mike Warren	x		
Motion passes 5-0-0			

Meeting adjourned at 5:51p.m.