



MINUTES for August 27, 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.

INTRODUCTION

Before starting the meeting, Chair Warren talked about the process. The meeting was conducted in person at the Crook County Annex, as well as by phone and Zoom.

Minutes and audio recordings will be available on the Planning Commission website.

CALL MEETING TO ORDER

Chair Warren called the meeting of the Crook County Planning Commission to order at 4:01 PM.

The Planning Commission considered the following Agenda items:

1. Meeting Minutes
 - a. December 11, 2024
 - b. December 18, 2024
 - c. February 12, 2025
2. Final Decision
 - a. Record Number 217-25-000150-PLNG – 7 lot, subdivision
3. Work-session on Potential Code Updates

Roll Call

Planning Commissioners present:

- ☐ George Ponte
- ☐ Marlo Dill
- ☐ Laquita Stec
- ☐ Hunter Neuharth
- ☐ Kirk Giovanini
- ☐ Les Williamson
- ☐ Michael Warren

No absences.

Staff present:

- Community Development Director, John Eisler
- Senior Planner, Katie McDonald
- Associate Planner, Hannah Elliott

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

Hearing and seeing none, Chair Warren moved to the first item on the agenda.

1. MINUTES

The Commissioners reviewed the minutes of December 11, 2024. Everyone had a chance to review and there were no questions.

Commissioner Stec moved to approve the minutes of December 11, 2024.

Commissioner Williamson seconded.

Commissioner	Aye	Nay	Abstain
Kirk Giovanini	x		
George Ponte	x		
Marlo Dill	x		
Laquita Stec	x		
Les Williamson	x		
Hunter Neuharth	x		
Michael Warren	x		
Motion passed – 7-0-0.			

2. MINUTES

The Commissioners reviewed the minutes of December 18, 2024. Everyone had a chance to review and there were no questions.

Commissioner Stec moved to approve the minutes of December 18, 2024.

Commissioner Dill seconded.

Commissioner	Aye	Nay	Abstain
Kirk Giovanini	x		
George Ponte	x		
Marlo Dill	x		
Laquita Stec	x		
Les Williamson	x		
Hunter Neuharth	x		

Michael Warren	x		
Motion passed – 7-0-0			

3. MINUTES

The Commissioners reviewed the minutes of February 12, 2025. Everyone had a chance to review. Chair Warren corrected the recorded chair opening the meeting to be Vice Chair Williamson.

Commissioner Stec moved to approve the minutes of February 12, 2025, as corrected.

Commissioner Williamson seconded.

Commissioner	Aye	Nay	Abstain
Kirk Giovanini	x		
George Ponte	x		
Marlo Dill	x		
Laquita Stec	x		
Les Williamson	x		
Hunter Neuharth	x		
Michael Warren			x
Motion passed – 6-0-1			

4. FINAL DECISION – MUELLER SUBDIVISION – 217-25-000150-PLNG

Staff presented the final decision for signature that was decided on at the July 9, 2025, meeting. The dates were updated to reflect the correct 12-day appeal period, after canceling the meeting the decision was originally to be signed at of July 23, 2025. No other changes were made. The Commissioner had no questions. Chair Warren signed the decision at the conclusion of the meeting.

5. WORK SESSION

The Commissioners moved into work session for proposed code updates from Community Development Director, John Eisler, and Senior Planner, Katie McDonald.

The first potential code update was Title 17 – Chapter 17.12 – General Requirements and Subdivision Review Committee, to incorporate the subdivision review committee comments into the staff report and not make direct recommendation to the decision-making body, as well as edits to job titles.

Crook County Fire and Rescue Division Chief Russ Deboodt provided opinions on the proposed code changes.

Commissioners discussed the proposal.

Staff presented potential code updates to 18.124 Supplementary Provisions to align with state statute and remove the language regarding the fire map, to align driveway requirements with Oregon Fire Code, legislation, and County driveway standards.

Deboodt provided opinions.

Commissioners discussed the proposal.

Staff presented proposed changes to the Agricultural Exempt Buildings (structural permit) process by requesting the PC make a recommendation regarding Order 2020-47 specifying approval requirements which includes, acreage and/or farm income standards for a land use approval to apply for agricultural exempt structure through the building department.

Commissioners discussed the proposal.

Staff presented code changes to all of title 17 and 18 to change references from County Court to Board of County Commissioners.

Commissioners discussed the proposal.

Staff presented potential code changes to 17.24.080 Special partitioning and property line adjustment regulations, to discuss options about the subsection 2 prohibiting an adjustment with a dwelling or structure in the area to be adjusted.

Commissioners discussed the proposal.

Staff presented proposed changes to 18.08 Definitions, and uses permitted outright in recreational zones, to allow recreational uses.

Commissioners discussed the proposal.

Deboodt provided comments on addressing concerns.

Staff presented potential code changes on cumulative impacts of commercial energy facilities and Goal 5 resources, and setbacks related to commercial energy and transmission lines.

Commissioners discussed the proposal.

Staff presented proposed changes to 18.06.045 Alteration, restoration or replacement of a lawfully established dwelling, to align the code with state statute.

Commissioners discussed the proposal.

Staff presented proposed changes to 18.172.080 Members of the planning commission, to add language to the eligibility portion of subsection 1 to further define geographic representation for potential applicants.

Commissioners discussed the proposal.

At 6:00 PM Commissioner Stec requested permission from the Chair to leave the meeting early. Granted. Commissioner Stec left the meeting room.

Staff presented proposed changes to 18.16.020 Conditional use review criteria, to include the adopted rule update in the Oregon Administrative Rule, which details the information needed to make a finding for subsection 1 and 2 of the Farm Impacts test. This is from the Farm/Forest Rule Advisory Committee whose intent was to codify case law and provide clarification for jurisdictions across the state to apply a standard measure for these criteria.

Commissioners discussed the proposal.

Staff proposed changes to conditions of approval, to utilize language for conditions of approval that indicate the development of the property other than clearing and grading.

Commissioners discussed the proposal.

Deboodt provided comment.

Staff proposed changes to 18.12 Establishment of Zones, Boundaries, to remove chapter 18.84 as it was replaced by chapter 18.85 which is not a zone.

Commissioners discussed the proposal.

Staff proposed changes to 18.16 Exclusive Farm Use Zone Uses, to add the use of a childcare facility from 215.283(2)(aa).

Commissioners discussed the proposal.

6. OTHER BUSINESS:

- Community Development Updates
- Staff went over schedule of upcoming hearings
- Staff updated on state Rules Advisory Committees

Commissioner Ponte made a motion to end the meeting.

Commissioner Giovanini second.

Commissioner	Aye	Nay	Abstain
Kirk Giovanini	x		
George Ponte	x		
Marlo Dill	x		
Laquita Stec	Not present		
Les Williamson	x		

Hunter Neuharth	x		
Michael Warren	x		
Motion passed – 6-0-0			

Meeting adjourned at 6:43 PM.