



MINUTES for December 13, 2023  
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](mailto: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<br>Absence | Unexcused<br>Absence |
|-----------|------|----------------|--------------------|----------------------|
| X         |      | Calvin Walter  |                    |                      |
| X         |      | George Ponte   |                    |                      |
|           |      | Gary Bedortha  | X                  |                      |
|           |      | Laquita Stec   | X                  |                      |
| X         |      | Les Williamson |                    |                      |
| X         |      | Mike Warren    |                    |                      |

Staff Attending:

| In Person | Zoom | Crook County Staff |
|-----------|------|--------------------|
| X         |      | Will Van Vactor    |
| X         |      | Katie McDonald     |
|           | x    | Hannah Elliott     |
| x         |      | Jennifer Orozco    |
|           |      | John Eisler        |

Parties Attending in Person:

Please see sign-in sheet.

Parties Participating via Zoom:

Please see sign-in sheet.

**III. Public Comment**

None

**IV. Minutes**

September 27, 2023 – Commissioner Williamson moved to approve the minutes. Commissioner Walter seconded the motion.

| Commissioner         | Aye | Nay | Abstain |
|----------------------|-----|-----|---------|
| Calvin Walter        | X   |     |         |
| George Ponte         |     |     | X       |
| Gary Bedortha        |     |     |         |
| Laquita Stec         |     |     |         |
| Les Williamson       | X   |     |         |
| Mike Warren          |     |     | X       |
| Motion carried 2-0-2 |     |     |         |

November 8, 2023 – Commissioner Ponte moved to approve the minutes. Commissioner Williamson seconded the motion.

| Commissioner         | Aye | Nay | Abstain |
|----------------------|-----|-----|---------|
| Calvin Walter        |     |     | X       |
| George Ponte         | X   |     |         |
| Gary Bedortha        |     |     |         |
| Laquita Stec         |     |     |         |
| Les Williamson       | X   |     |         |
| Mike Warren          | X   |     |         |
| Motion carried 3-0-1 |     |     |         |

**V. Items for Consideration**

1. Public Hearing

**217-23-001215-PLNG** Continued hearing. D. Adam Smith filed a commercial event application on behalf of property owners Gregory and Karen Huston for 18 commercial events to be held on the property annually. The property is identified as map/tax lot 1415200000600. The property is zoned Exclusive Farm Use Zone, EFU-2 (Prineville Valley – Lone Pine Area). The property is part of a larger ranching tract, north of NW O’Neil Hwy and approximately 4.5 miles northwest from the City of Prineville.

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 |
|----------------|----|------------|
| Calvin Walter  | X  |            |
| George Ponte   | X  |            |
| Gary Bedortha  |    |            |
| Laquita Stec   |    |            |
| 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 |
|----------------|----|------------|
| Calvin Walter  | X  |            |
| George Ponte   | X  |            |
| Gary Bedortha  |    |            |
| Laquita Stec   |    |            |
| 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. No members of the public stated a challenge.

The Chair polled the Commissioners if they would like to impose time limits on testimony.

| Commissioner   | No |
|----------------|----|
| Calvin Walter  | X  |
| George Ponte   | X  |
| Gary Bedortha  |    |
| Laquita Stec   |    |
| Les Williamson | X  |
| Mike Warren    | X  |

The Chair asked to hear from staff.

Katie McDonald, Senior Planner, provided a brief overview of the application, criteria for approval, and staff report.

Chair Warren asked if there were any questions for staff.

None

Chair Warren asked for testimony from Agency representatives.

None

Chair Warren asked for testimony from the Applicant.

Adam Smith, Attorney for the Applicant, provided further details about the application and the option to impose conditions on approval.

Chair Warren asked a clarifying question.

Rand Campbell, representative for the Applicant provided details of the farm impact analysis.

Greg Huston, Applicant, provided testimony.

Commissioners asked clarifying questions.

Huston and Smith responded.

Chair Warren asked for testimony from anyone in support of the application.

None

Chair Warren asked for testimony from anyone in a neutral position of the application.

None

Chair Warren asked for testimony from anyone in opposition of the application.  
 Liz Dickson of Dickson Hatfield LLP testified on behalf of John and Connie Fahlstrom.  
 John Fahlstrom provided testimony.  
 Tami MacLeod, Attorney, provided testimony on behalf of David and Joanne Orr.  
 MacLeod requested the record be left an option for submittal of additional evidence.  
 David Orr provided testimony.  
 Patty DeDominic provided testimony.  
 Carol Macbeth, Attorney with Central Oregon LandWatch provided testimony.

Chair Warren noted that the Commission only received LandWatch’s submission shortly before the start of the hearing and had not been able to review it.

Macbeth requested the record be left open for seven days for submittal of additional evidence.

Chair Warren asked for rebuttal from the Applicant.

Chair Warren then granted a ten-minute recess at 6:56 p.m.

Smith provided rebuttal testimony, noting that his clients are able to provide additional information.

Commissioner Walter moved to keep the written part of the testimony open and start a 7–7–7 process on January 3, to end on January 24. Commissioner Williamson seconded the motion.

| Commissioner         | Aye | Nay | Abstain |
|----------------------|-----|-----|---------|
| Calvin Walter        | X   |     |         |
| George Ponte         | X   |     |         |
| Gary Bedortha        |     |     |         |
| Laquita Stec         |     |     |         |
| Les Williamson       | X   |     |         |
| Mike Warren          | X   |     |         |
| Motion carried 4-0-0 |     |     |         |

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

| Commissioner         | Aye | Nay | Abstain |
|----------------------|-----|-----|---------|
| Calvin Walter        | X   |     |         |
| George Ponte         | X   |     |         |
| Gary Bedortha        |     |     |         |
| Laquita Stec         |     |     |         |
| Les Williamson       | X   |     |         |
| Mike Warren          | X   |     |         |
| Motion carried 4-0-0 |     |     |         |

**VI. Staff Updates/Planning Commission Comments**

Staff and Commissioners discussed filling the position left vacant by the departure of Susan Hermreck and the upcoming meeting schedule.

Commissioner Williamson moved to adjourn the meeting. Commissioner Ponte seconded the motion.

| Commissioner         | Aye |
|----------------------|-----|
| Calvin Walter        | X   |
| George Ponte         | X   |
| Gary Bedortha        |     |
| Laquita Stec         |     |
| Les Williamson       | X   |
| Mike Warren          | X   |
| Motion carried 4-0-0 |     |

DRAFT