



MINUTES for January 10, 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 4:01 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		Calvin Walter		
	X	George Ponte		
	X	Gary Bedortha		
		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 in Attending in Person:

Please see sign-in sheet.

Parties Participating via Zoom:

Please see sign-in sheet.

III. Public Comment

None

IV. Minutes

December 13, 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			X
Les Williamson	X		
Mike Warren	X		
Motion carried 4-0-1			

V. Items for Consideration

1. Public Hearing

217-23-001641-PLNG Appeal by James David and Daniel Kentner of an administrative approval of a partition, property owner: Dean Barnhouse; map/tax lot: 161720A002600 and 161720B008600. The proposal is to divide the 95.47-acre property, composed of two tax lots, into three parcels.

6:10 The Chair read the applicable criteria for review into the record.

7:24 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	X	
Les Williamson	X	
Mike Warren	X	

7:48 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	Has visited the site but affirmed this will not influence his decision.
George Ponte	X	
Gary Bedortha	X	
Les Williamson	X	
Mike Warren	X	Is familiar with the area but affirmed this will not influence his decision.

8:53 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.

10:25 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	X
Les Williamson	X
Mike Warren	X

- 11:10 The Chair asked to hear from staff.
- 11:15 Will Van Vactor, Community Development Director, shared a presentation on the petition noting that the appeal is de novo. Therefore, any evidence may be brought forward and the applicant maintains the burden of proof to establish that they meet all of the approval criteria.
- 23:35 The Chair asked if there were any questions for staff.
- 23:51 Chair Warren asked a clarifying question.
- 24:48 The Chair asked for testimony from Agency representatives.
None
- 25:00 The Chair asked for testimony from the Applicant.
- 25:05 Amy Barnhouse provided testimony on behalf of Applicant, Dean Barnhouse, and Darlene Gardener as their attorney and authorized representative.
- 31:15 The Chair asked if there were any questions for Amy Barnhouse.
None
- 31:35 Greg Kelso of Kelso Land Surveying provided testimony.
- 45:20 The Chair asked if there were any questions for Greg Kelso.
- 45:23 Commissioner Walter asked a clarifying question.
- 48:00 The Chair asked a clarifying question.
- 50:20 Amy Barnhouse provided testimony.
- 51:50 The Chair asked if there were any questions for Amy Barnhouse.
None
- 52:10 The Chair asked for testimony from anyone in support of the application.
None
- 52:35 The Chair asked for testimony from anyone in a neutral position of the application.
None
- 52:45 The Chair asked for testimony from anyone in opposition to the application.
- 53:00 Daniel Kentner, Appellant, provided testimony.
- 1:07:45 Will Van Vactor asked a clarifying question.
- 1:09:00 James David, Appellant, provided testimony.
- 1:16:40 The Chair asked if there were any questions for the Appellants.
None
- 1:17:00 The Chair asked for rebuttal from the Applicant.
- 1:17:10 Amy Barnhouse provided a rebuttal and submitted additional evidence.
- 1:18:38 The Chair asked if there were any questions for Amy Barnhouse.
None
- 1:18:55 Greg Kelso provided a rebuttal.
- 1:24:38 The Chair asked if there were any questions for Amy Barnhouse.
None
- 1:24:55 Commissioner Walter asked a clarifying question.
- 1:27:50 The Chair asked for any additional comments from staff.
- 1:28:15 Commissioner Walter asked a clarifying question.
- 1:28:34 Will Van Vactor provided clarification.
- 1:34:42 The Chair asked if any party requested to continue the hearing or that the record be left open.
None

- 1:34:50 The Chair asked if the Applicant was willing to waive the seven-day period for final argument.
Yes
- 1:34:58 The Chair asked the Commission to determine if the hearing should be closed or continued to a time date certain for additional testimony or information from staff or for deliberation only.
- 1:38:20 The Chair asked if any Commissioner wished to make a motion for deliberation.
- 1:38:25 Commissioner Ponte moved to deny the appeal and uphold the administrative decision as originally made. Commissioner Williamson seconded the motion.
- 1:39:35 The Chair asked if there was any discussion on the motion.
Will Van Vactor asked a clarifying question.
- 1:40:30 Commissioner Ponte amended the motion to append "including the proposed conditions of approval 1 through 6 as listed in the staff report."
Commissioner Williamson seconded the amendment.
- 1:40:58 The Chair asked if there was any discussion on the amended motion.
None
- 1:41:05 The Chair called for a vote on the motion.

Commissioner	Aye	Nay	Abstain
Calvin Walter	X		
George Ponte	X		
Gary Bedortha	X		
Les Williamson	X		
Mike Warren	X		
Motion carried 5-0-0			

- 1:42:10 Commissioner Williamson moved to adjourn the session. Commissioner Ponte seconded the motion.

Commissioner	Aye
Calvin Walter	X
George Ponte	X
Gary Bedortha	X
Les Williamson	X
Mike Warren	X
Motion carried 5-0-0	

VI. Staff Updates/Planning Commission Comments

- 1:42:28 Staff and Commissioners discussed the low number of permit requests, anticipated staff absences, progress on filling a vacancy on the planning commission, and the upcoming meeting schedule.
- 1:50:25 Commissioner Williamson moved to adjourn the meeting. Commissioner Walter seconded the motion.

Commissioner	Aye
Calvin Walter	X
George Ponte	X
Gary Bedortha	X
Les Williamson	X
Mike Warren	X
Motion carried 5-0-0	