

POLK COUNTY BOARD OF COMMISSIONERS
TUESDAY MEETING MINUTES
September 26, 2017

1. At 9:00 a.m., Commissioner Pope declared the Tuesday meeting of the Polk County Board of Commissioners in session. Commissioner Ainsworth and Commissioner Wheeler were present.

2. **MINUTES** **COMMISSIONER AINSWORTH MOVED, COMMISSIONER WHEELER
SECONDED TO APPROVE THE MINUTES OF SEPTEMBER 19, 2017.**

MOTION PASSED UNANIMOUSLY

3. **EFU HOME OCCUPATIONS** – Pat Wheeler (12090 Rolling Hills Rd), Sarah Doiling (Oak Grove Rd.), Tremaine Arkley (Holtman Rd.) on behalf of Friends of Polk County, informed the Board that earlier this year, there were two applications for event centers as home occupations on properties in farm zones, both these applications were appealed to the hearings officer. Ms. Wheeler claimed that neighboring property owners, Friends of Polk County, and the Polk County Farm Bureau opposed both of these applications due to the event centers interfering with farm activities.

Friends of Polk County feel that the zoning ordinance for home occupations on EFU lands are too vague, and is requesting that the Planning Commission add this to their work plan for potential modification. Polk County clear standards for tourist activity in conjunction with farm use, and Friends of Polk County is essentially asking for the same thing for home occupations in conjunction with farm use.

Austin McGuigan, Community Development Director, explained that staff did a good job with these two controversial applications, and was able to issue well considered decisions with conditions that balanced the concerns of the neighbors with the aspirations of the property owners. Neither of the hearings officer's decisions were appealed to LUBA.

Ms. Doiling explained that the basis of the concern is that the economy tips from being an agricultural-based economy to a tourist-based economy. Ms. Doiling feels that home occupations on farmland should be related to agriculture, but the events held by event centers are only for entertainment and not related to agriculture at all. She also expressed concern with the acres of farmland being paved and graveled over to accommodate these event center parking areas.

Anna Scharf with the Polk County Farm Bureau, clarified that the Farm Bureau did not oppose the applications for the two event center home occupation applications. The Board voted that there was not enough information presented for the Board to make a recommendation one way or the other.

The Board agrees there should be some correlation between home occupations and farm/forest, but also expressed concern that additional guidelines for home occupations may become too restrictive that people would cease applying. The county regulations are already more restrictive than state regulations, but the Board does not object to having the current regulations included in the work plan for the Planning Commission.

BY CONSENSUS, THE BOARD DIRECTED STAFF TO INCLUDE THIS AS A LEGISLATIVE PROCESS ON THE PLANNING COMMISSION WORKPLAN.

4. **NON-LISTED ITEMS** – (Pursuant to ORS 192.640, the Board of Commissioners considered the below identified non-listed items.) None.

Commissioner Pope adjourned the meeting at 09:36 am.

Minutes: Heather Chase
Approved: October 3, 2017