

POLK COUNTY BOARD OF COMMISSIONERS
MINUTES June 13, 2018

1. CALL TO ORDER & ATTENDANCE

At 9:00 a.m., Commissioner Ainsworth declared the meeting of the Polk County Board of Commissioners to be in session. Commissioner Pope was present Commissioner Wheeler was excused.

Staff present: Greg Hansen, Administrative Officer
 Morgan Smith, County Counsel

2. ANNOUNCEMENTS

Regular meetings of the Board of Commissioners are held on Tuesday and Wednesday each week. The meetings are held in the Courthouse Conference Room, 850 Main Street, Dallas, Oregon at 9:00 a.m. and is conducted according to a prepared agenda that lists the principal subjects anticipated to be considered. Pursuant to ORS 192.640, the Board may consider and take action on subjects that are not listed on the agenda.

Department Head/staff meetings with the Board of Commissioners are held on Monday, Thursday, and Friday. The meetings are held in the Board of Commissioners' Office Conference Room and are conducted between 9:00 a.m. and 5:00 p.m. The principal subjects anticipated to be considered are on-going, upcoming, and new matters bearing on County operations. Pursuant to ORS 192.640, the Board of Commissioners may consider and take action on subjects not listed within this announcement.

The Grand Ronde Sanitary District will hold a public hearing regarding approving the budget for fiscal year 18-19 on Wednesday, June 20, 2018 at 9:15 am in the Courthouse Conference Room, 850 Main St., Dallas, OR 97338.

The Polk Extension Service District will hold a public hearing regarding approving the budget for fiscal year 18-19 on Wednesday, June 20, 2018 at 1:30pm in the Courthouse Conference Room, 850 Main St., Dallas, OR 97338.

The Polk County Board of Commissioners will hold a public hearing regarding approving the budget for fiscal year 18-19 on Wednesday, June 27, 2018 at 9am in the Courthouse Conference Room, 850 Main St., Dallas, OR 97338.

3. COMMENTS (FOR ITEMS NOT ON THIS AGENDA)

Commissioner Pope announced that the recount was complete and his position as Commissioner is secured for another four-year term.

4. APPROVAL OF AGENDA

MOTION: COMMISSIONER POPE MOVED, COMMISSIONER AINSWORTH SECONDED, TO APPROVE THE AGENDA.

MOTION PASSED BY UNANIMOUS VOTE OF THE QUORUM.

5. APPROVAL OF CONSENT CALENDAR

MOTION: COMMISSIONER POPE MOVED, COMMISSIONER AINSWORTH SECONDED, TO APPROVE THE CONSENT CALENDAR.

MOTION PASSED BY UNANIMOUS VOTE OF THE QUORUM.

6. APPROVAL OF MINUTES OF BOARD MEETING JUNE 6, 2018

MOTION: COMMISSIONER POPE MOVED, COMMISSIONER AINSWORTH SECONDED, TO APPROVE THE MINUTES OF JUNE 6, 2018.

MOTION PASSED BY UNANIMOUS VOTE OF THE QUORUM.

7. LENGTH OF SERVICE AWARDS –

The following employee(s) were recognized for their length of service to the County:

Tina Andersen - 20 years	Micky Roberts – 10 years
Amber Chytka - 15 years	Debbie Seals – 10 years
Jeff Isham - 10 years	

8. PUBLIC HEARING

Commissioner Ainsworth opened the Public Hearing. Sidney Mulder presented the staff report. Applicants James and Penny Marr are proposing to change the zoning of a 5.6 acres of land from Suburban Residential to Light Industrial. The intent of this zone change is to allow for expansion of their existing wood products business that is located just north of the subject property line. If this zone change is approved, the subject property would be amended on the Official Zoning Map. Consequently, the adopting ordinance would include a text amendment to Polk County Zoning Ordinance (PCZO) Section 111.090 in order to update the effective date of the Official Zoning Map.

In addition, the applicants are proposing a property line adjustment to transfer approximately 4.0 acres from Parcel 2 to Parcel 1. Parcel 1 currently contains approximately 1.6 acres and is located within the area proposed to be zones IL. Parcel 2 currently contains approximately 21.2 acres and is split-zoned; partially within the area proposed to be zoned IL and partially within the Exclusive Farm Use zone. After the proposed property line adjustment, Parcel 1 would be located entirely within the area proposed to be zoned IL and Parcel 2 would be located entirely within the EFU zone. The proposed property line adjustment would be dependent upon approval of the proposed zone change. The intent of this property line adjustment is to allow property lines to coincide with the UGB and zoning boundary lines.

Wally Lien, attorney for the applicants, testified in support of the Zone Change and Property Line Adjustment. Mr. Lien discussed the language being used in the City of Monmouth's conditions, and refers to a previous case zone change application 3-4 years ago on the main property, which created a condition of approval that required annexation upon any new future development that requires a building permit. In light of that, Mr. Lien requests that in order to ensure the Hearings Officer's language matches the City's conditions, some minor changes be made to the language used in the Hearing Officer's conditions. He refers to condition #3 regarding the zone change which states "Future development may require the subject property to first be annexed into city limits, at which time permits from the City of Monmouth may be required". Mr. Lien requests it read "Future new development that requires a building permit may require the subject property to first be annexed into city limits, at which time permits from the City of Monmouth may be required". Austin McGuigan, Community Development Director, and Mr. Lien discussed the process of adding the word "new" added to the language. Mr. McGuigan states this is an advisory statement and Polk County has no intent of dictating what happens on this land in the future. Mr. Lien however feels it is necessary to be more specific, because it is under "Conditions of Approval". Mr. Lien and Mr. McGuigan come to an agreement on the language, adding the statement about this condition being an advisory statement only and is not a requirement for future development.

Hearing no further testimony, Commissioner Ainsworth closed the public hearing.

MOTION: COMMISSIONER POPE MOVED, COMMISSIONER AINSWORTH SECONDED, TO APPROVE ZONE CHANGE ZC 18-01 AND PROPERTY LINE ADJUSTMENT LLA 18-03; WITH THE FOLLOWING MODIFICATION OF CONDITION OF APPROVAL #3: AS AN ADVISORY ONLY; FUTURE DEVELOPMENT MAY REQUIRE THE SUBJECT PROPERTY TO FIRST BE ANNEXED INTO CITY LIMITS, AT WHICH TIME PERMITS FROM THE CITY OF MONMOUTH MAY BE REQUIRED.

MOTION PASSED BY UNANIMOUS VOTE OF THE QUORUM.

9. PUBLIC HEARING

Commissioner Ainsworth opened the Public Hearing. Diana Cvitanovich, with Polk Community Development Corporation (Polk CDC), the sub-recipient of the Community Development Block Grant, reported that Polk CDC is completing the Housing Rehabilitation Grant Project funded with Community Development Block Grant funds from the Oregon Business Development Department Infrastructure Finance Authority. As part of the close-out process, a public hearing is required for the Polk County Board of Commissioners to obtain citizen views about the project and to take comments about the local government's performance. The project benefited 24 people in 11 households, all of which were low-moderate income. A total of \$215,000 was disbursed to these households to make repairs essential to the health, safety, and structural integrity of their homes where they would not have otherwise been able to afford to complete. The project location area included all of Polk County. On behalf of the members of the Polk County Community Development HR Collaborative, Diana thanked the Board of Commissioners for taking the lead applicant role for this grant.

Ms. Cvitanovich cited the Public Hearing Notice for the record (see attached) and gave each Board member a copy of the Public Hearing Notice that was printed in the Itemizer Observer May 30, 2018.

Hearing no further testimony, Commissioner Ainsworth closed the public hearing.

At 09:43 a.m., Commissioner Ainsworth asked if there was a need for executive session. Staff answered that there was not and the meeting was adjourned.

The following items were approved by Motion under **5. APPROVAL OF CONSENT CALENDAR:**

- (a) PUBLIC HEALTH – CONTRACT NO. 18-43**
Approve Contract No. 18-43, with ABL Management for jail food services.
- (b) GENERAL SERVICES- Contract NO. 18-52**
Approve Contract No. 18-52, with Boldt, Carlisle + Smith for auditing services.
- (c) HEALTH SERVICES- CONTRACT NO. 18-51**
Approve Contract No. 18-51 (Amendment 11 to Contract NO. 17-113) with OHA for the financing of public health services.
- (d) PUBLIC WORKS - CONTRACT NO. 18-55**
Approve Contract No. 18-55, with Sierra Santa Fe for providing operated rollers during our chip seal project.
- (e) COMMUNITY DEVELOPMENT – CONTRACT NO. 18-56**

Approve Contract No. 18-56 with Jerry Jackson for code enforcement services.

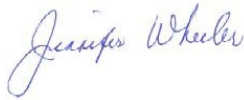
POLK COUNTY BOARD OF COMMISSIONERS



Mike Ainsworth, Chair



Craig Pope, Commissioner



Jennifer Wheeler, Commissioner