

TUESDAY WORK SESSION AGENDA
November 5, 2024
Courthouse Conference Room

THE LOCATION OF THIS MEETING IS ADA ACCESSIBLE. PLEASE ADVISE THE BOARD OF COMMISSIONERS (503-623-8173)
AT LEAST 24 HOURS IN ADVANCE IF YOU NEED SPECIAL ACCOMMODATIONS TO ATTEND OR TO PARTICIPATE IN THE
MEETING VIRTUALLY.

**Approximate
Time**

AGENDA

- | | |
|-----------|---|
| 9:00 a.m. | 1. CALL TO ORDER – PLEDGE OF ALLEGIANCE |
| | 2. COMMENTS (for items not on this agenda and limited to 3 minutes) |
| | 3. APPROVAL OF THE AGENDA |
| | 4. APPROVE MINUTES OF October 29, 2024 |
| | 5. APPEAL FOR PLANNING FILE CU 24-14 – Hannah Brickner |
| | 6. COMMUNITY STRATEGY SESSION – Tim Sinatra & Shawn Irvine |
| | 7. NON-LISTED ITEMS (Pursuant to ORS 192.640) |

Regular meetings of the Board of Commissioners are held on Tuesday and Wednesday each week. The meetings are held in the Board of Commissioners' conference room, 850 Main Street, Dallas, Oregon. Each meeting begins 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 of Commissioners may consider and take action on subjects that are not listed on the agenda. The Board also holds a department staff meeting at 9:00 a.m. on Every Monday in the Commissioners Conference Room at 850 main Street, Oregon.

The Polk County Board of Commissioner's Meeting on November 12th, 2024 is cancelled.

APPEARANCE OF INTERESTED CITIZENS

The Board sets aside a time at each regular meeting for comment by the public on subjects not appearing on the Agenda. Individuals may come forward and make any statement they wish, but not to exceed three (3) minutes in length, except as is required to give concise answers to questions from Board members. If the subject will require a lengthier presentation, or merits inclusion as an item on the Agenda of a future meeting, the Board shall schedule it accordingly.



POLK COUNTY

POLK COUNTY COURTHOUSE ★ DALLAS, OREGON 97338
(503) 623-9237

COMMUNITY DEVELOPMENT

AUSTIN M^CGUIGAN
Director

MEMORANDUM

TO: Polk County Board of Commissioners
FROM: Hannah Brickner, Associate Planner
DATE: October 31, 2024
SUBJECT: Appeal for Planning File CU 24-14
APPLICANT: Triten RNG
SUBJECT PROPERTY OWNER: Turley, LLC
APPELLANTS: Mark and Pattie Bjornson and St. Magnus Holdings, LLC

Tuesday, November 5, 2024 Agenda

RECOMMENDATION:

After reviewing the full record and appeal of the Polk County Planning Director's decision on Planning File CU 24-14, the Board must determine the hearing body and direct Staff to set the matter for a public hearing. Due to the narrow quasi-judicial scope and technical nature of the appeal, Staff recommends that the Board of Commissioners set this matter for a hearing before the Polk County Hearings Officer, which, pursuant to Polk County Zoning Ordinance (PCZO) 111.280, would constitute the final local decision that would then be ratified by the Board of Commissioners.

ISSUE:

On October 30, 2024, a timely appeal with the appropriate fee was submitted to the Polk County Community Development Department of the Planning Director's approval of a commercial power generating facility (Planning File CU 24-14) within the Exclusive Farm Use (EFU) Zoning District. The subject property is located at 8105 Wallace Rd NW, Salem, OR (T6S, R3W, Section 17, Tax Lot 700) and 8101 Wallace Rd NW, Salem, OR (T6S, R3W, Section 17, Tax Lot 402). On receiving an appeal of a land use decision made by the Planning Director, the Community Development Department shall deliver to the Board of Commissioners the application and all other documents constituting the entire record of the action under appeal.

On October 31, 2024, the Community Development Department provided to the Board of Commissioners the entire record for this matter. Pursuant to PCZO 111.280, the Board of Commissioners must determine the hearings body and direct Staff to set the matter for a public hearing.

BACKGROUND:

On April 26, 2024, the applicant submitted a land use application proposing to establish a commercial power generating facility that would convert dairy waste to renewable natural gas (CU 24-14) within the Exclusive Farm Use (EFU) Zoning District. The application was deemed complete on August 9, 2024. The Planning Director found that the applicant met the applicable review and decision criteria and approved the application, subject to 28 conditions. On October 18, 2024, the Planning Director's decision was mailed to surrounding property owners and other interested parties pursuant to PCZO 111.240(A). On October 30, 2024, the appellants filed a timely appeal for the Planning Director's decision.

The appeal identified concerns related to inadequacy of information to address PCZO 136.060, the potential of the facility to change/increase the cost of surrounding farm and forest practices, inadequacy of evidence that odor would be minimized through buffer distances, absence of findings in the transportation impact analysis (TIA) about construction-related traffic, lack of an evaluation of existing and proposed noise levels, inadequate information about specific amounts of hydrogen sulfide emissions, and the reliance on Department of Environmental Quality (DEQ) permits that have not yet been obtained to address concerns about leaks and spills.

Planning Staff will prepare a memorandum addressing the appeal issues that are applicable to the review and decision criteria, after the Board of Commissioners determines the hearing body and directs Staff to set the matter for a public hearing.

DISCUSSION/ALTERNATIVES:

The Board of Commissioners' alternatives in this matter include the following:

1. Direct Staff to schedule a public hearing before the Polk County Hearings Officer pursuant to PCZO 111.280 and provide notice; or
2. Direct Staff to schedule a public hearing before the Polk County Board of Commissioners pursuant to PCZO 111.280 and provide notice; or
3. Other.

FISCAL IMPACTS:

No fiscal impacts to the County have been identified other than the costs associated with the public hearing, notice and processing.

EXHIBITS:

The full record and appeal materials are available for your review in the Board of Commissioners Office under the care of Polk County Legal Counsel.

POLK COUNTY BOARD OF COMMISSIONERS
TUESDAY MEETING MINUTES
October 29, 2024

1. At 9:00 a.m., Commissioner Pope declared the Tuesday meeting of the Polk County Board of Commissioners in session and led the Board and attending audience in the Pledge of Allegiance. Commissioner Gordon and Commissioner Mordhorst were present.

2. COMMENTS (for items not on this agenda):

Robert Greenway provided public comment wanting to finish his comment portion from last week in regards to District Attorney Aaron Felton.

Mandy Straus provided public comment in regards to history of attending these meetings since 2022 and her history with the Polk County Sheriff's Office and she then read aloud a prepared statement to the Board.

3. AGENDA: **COMMISSIONER MORDHORST MOVED, COMMISSIONER GORDON
SECONDED TO APPROVE THE AGENDA.**

MOTION PASSED BY UNANIMOUS VOTE OF THE BOARD.

3. MINUTES: **COMMISSIONER GORDON MOVED, COMMISSIONER POPE
SECONDED TO APPROVE THE MINUTES OF October 22, 2024**

MOTION PASSED BY UNANIMOUS VOTE OF THE BOARD.

4. STAR RECOGNITION AWARD

The Board and staff would like to give Special Thanks and Recognition to Ryan Pollard who was nominated for the STAR Recognition program for FY2024-2025 Q\$. Commissioner Pope read aloud his nomination and thanked him for all of his hard work. Mr. Pollard was presented with a signed certificate and a gift basket. The STAR Recognition program allows for department heads to nominate an employee for recognition each quarter.

5. IS DEPARTMENT UPDATE

Josh James, Information Services Director, provided a department update to the Board. Mr. James talked about projects with cyber security and how everything is IT related now and that they are doing everything they can to streamline those tasks. Mr. James stated that they will most likely need another staff person to help with that soon. Mr. James said that with cybersecurity there are now what are called zero-day threats and he explained what that means and how they individually manage those threats. Mr. James said another issue they are seeing with cybersecurity has to do with hardware issues and explained in further detail what that meant. Mr. James stated that everyone has received their Windows 11 upgrades and he talked about ways they are working to make their office more efficient. Commissioner Pope wanted to put on the record why Mr. James is cautious and vague when it comes to talking about cybersecurity and he also talked about the growth with the IT department in his 14-year period. Mr. James spoke more about the growth that has occurred over the last 14 years. Matt Hawking, Admin Services Director, provided input on the number of staff we had 14 years ago versus the amount we have now and how much hardware the employees use now versus then. Commissioner Mordhorst asked about the transition to the .gov

emails and if we will still have access to our email history and Mr. James answered his question. Commissioner Mordhorst asked about the sound in the main conference room and when someone will be coming out to look at improving it and Mr. Hawkins said someone is coming out this week to look into that issue. Commissioner Mordhorst commended the team over in the IS Department and thanked them for all of their hard work. Commissioner Pope asked how are we monitoring the drop boxes for the ballots and Mr. James said he can only speak for the one outside of our building, which has a lot of cameras. Greg Hansen, Administrative Officer, answered the commissioner's question.

6. NON-LISTED ITEMS - (Pursuant to ORS 192.640, the Board of Commissioners considered the below identified non-listed items.)

Commissioner Pope asked for an update on the Academy Building and Mr. Hawkins stated that they just poured the pad down and it is curing for a week and half and then the structure should start going up soon. Commissioner Gordon thanked him for attending the Downtown Dallas Association meetings and keeping the community updated on the building progress.

Commissioner Pope adjourned the meeting at 9:38 a.m.

Minutes: Nicole Pineda
Approved: November 5, 2024

COMMUNITY STRATEGY SESSIONS

Collaborating as a community to strengthen asset building and low-level prevention activities for all, across the greater Monmouth Independence area.



Hotsted by:



INDEPENDENCE
Oregon's Story Begins Here



Facilitated by:



Community Assessment 3-Part Strategy Sessions



Participating Partners!



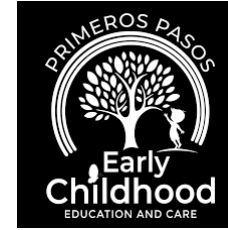
Ron Wilson Center
BUILDING A LIFE YOU LOVE



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INDEPENDENCE
Oregon's Story Begins Here



Oregon State University
Extension Service



FARMWORKER HOUSING
DEVELOPMENT CORPORATION



Polk County
PUBLIC HEALTH
WE PUT HEALTHY IDEAS TO WORK



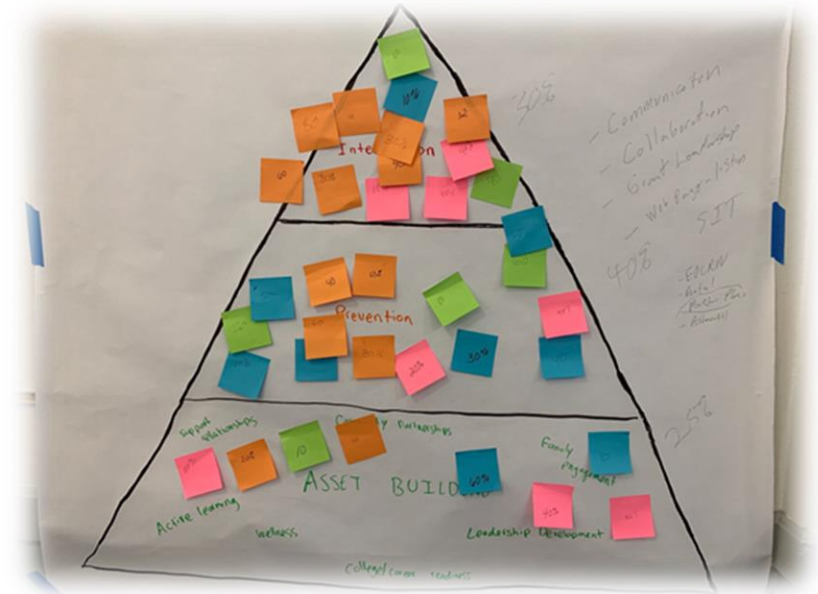
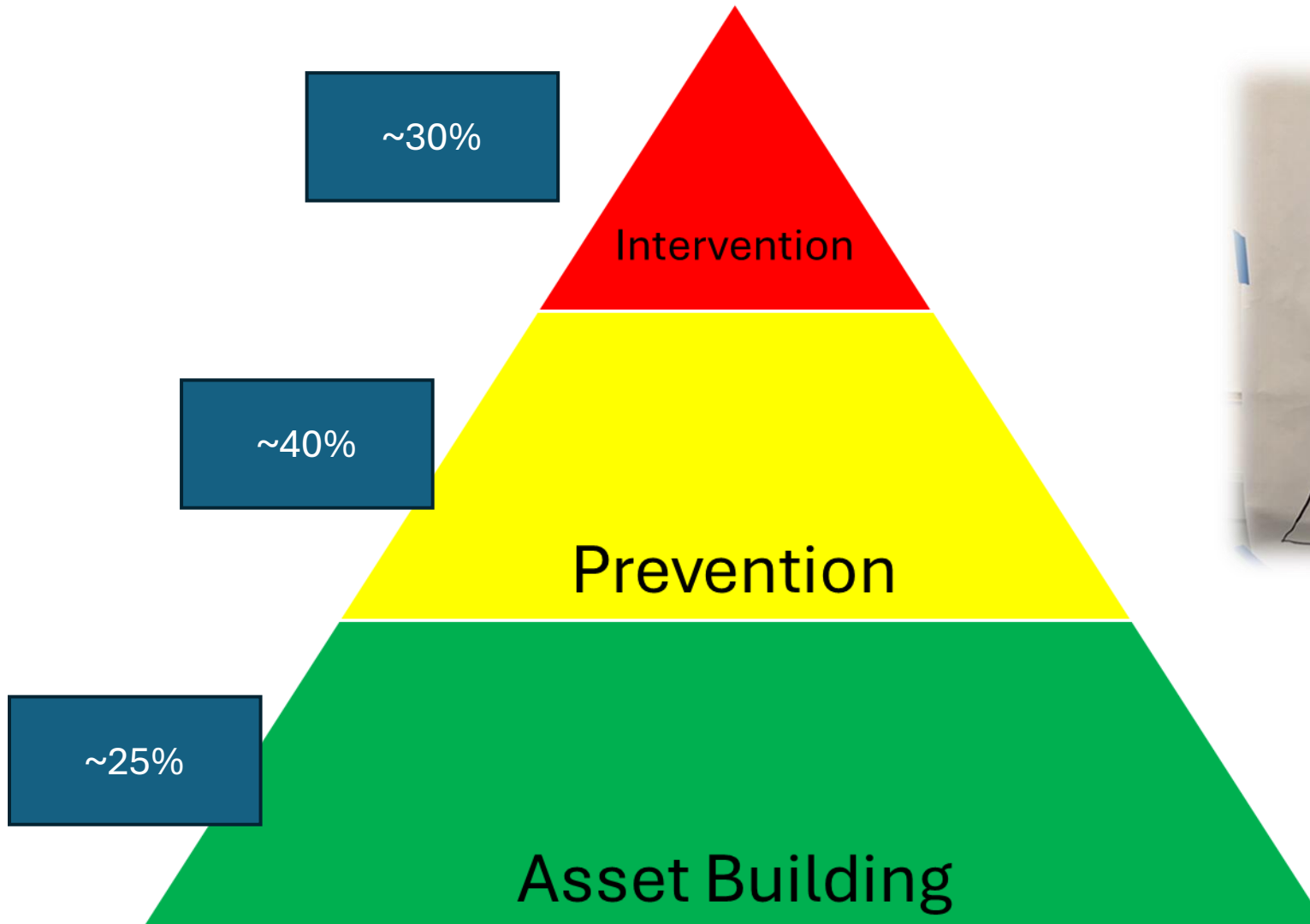
Oregon Community Foundation



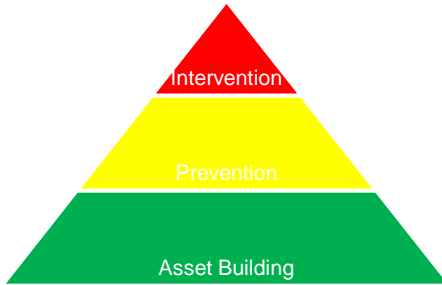
Office of
Representative
Paul Events

Office of Senator
Deb Patterson

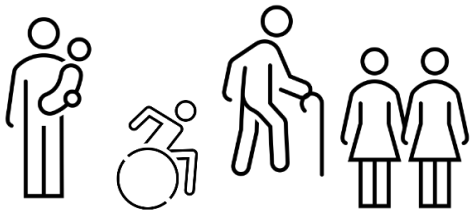
Social Impact Evaluation



Key Questions



How do we strengthen asset building?

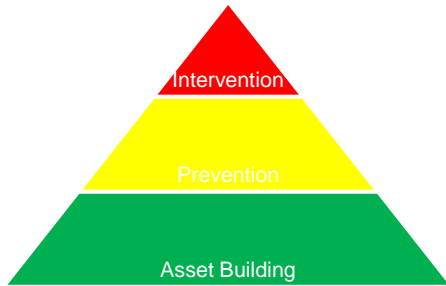


How can we promote social connections for seniors, and teenagers, expand opportunities for people with disabilities, provide respite and childcare, support farmers and farm workers?



How can we expand community engagement, communication, partnerships, accessibility, equity, and inclusion?

Purpose Statement



Collaborating as a community to strengthen asset building and low-level prevention activities for all, across the greater Monmouth Independence area.

Vision Statement

Through a collaboration of partners across the cities of Monmouth and Independence, we are developing an inclusive and welcoming Community Hub that provides high quality services for health, wellness, and recreation to foster connections and enhance opportunities, so that everyone has greater access to the resources/programs they need to thrive.

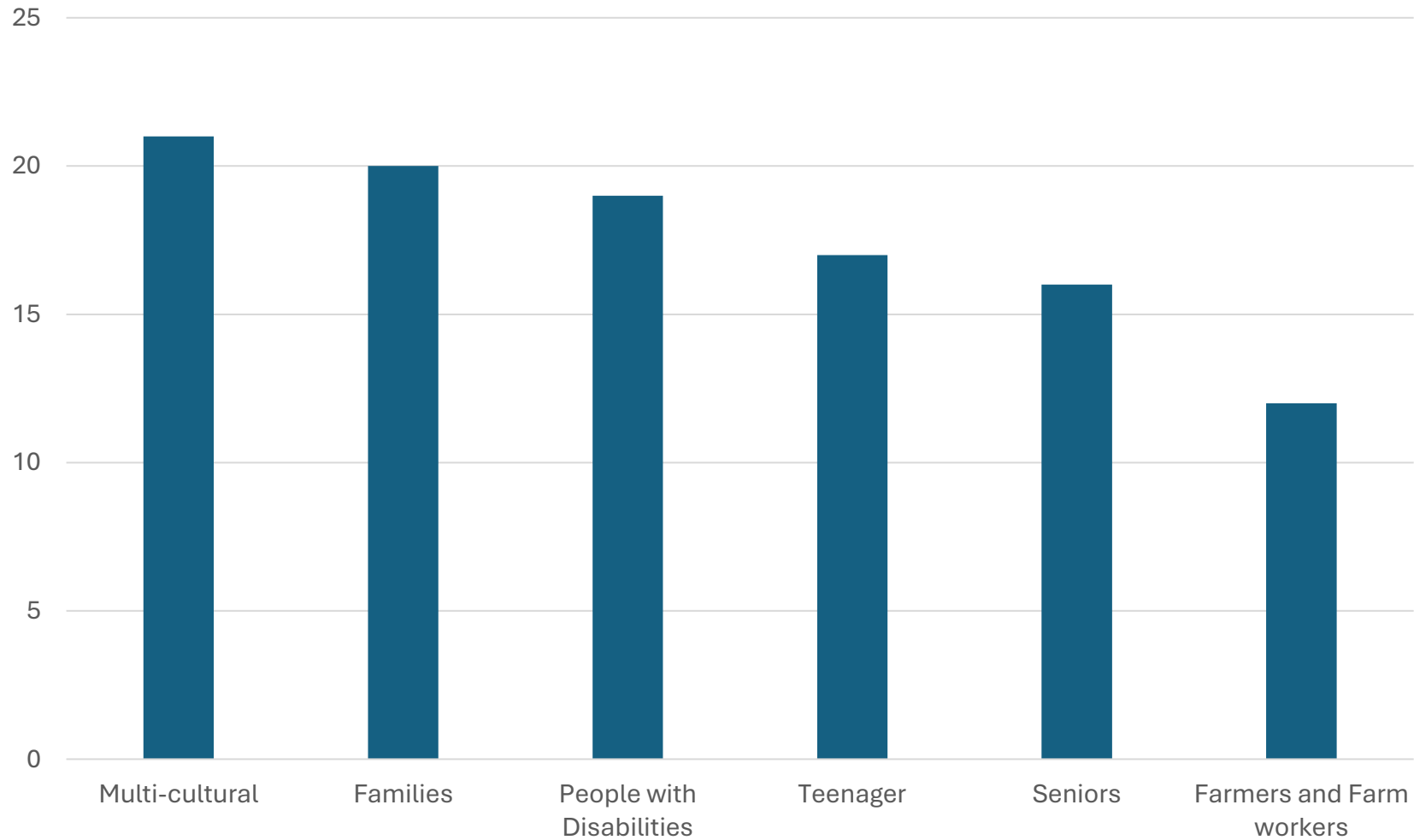


Service Delivery Model

Multi-purpose Community Hub that connects partners, builds off current networks, and provides equitable access to indoor and outdoor space for delivery of health, wellness, and recreation services to the community, including virtual options.



Target Population – Independence/Monmouth



Priority Program Service Areas/Objectives

1. Low barrier recreation and services, cultural specific healthy intervention
2. Multi-generational programs and Services across age continuum
 - a. Mental Health support and small group services
3. Gathering place - indoor and outdoor
 - a. Childcare
 - b. Utilize existing recreation infrastructure
4. Resource Connector - neighborhood, community, culturally responsive
 - a. Engage untapped resources - people
 - b. Marketing and Outreach
5. Inclusive and Welcoming
6. Operational Excellence
 - a. Transportation services
 - b. Enhance communications
 - c. Knowledge sharing across agencies
 - d. Growth & support from funders

Design For Impact

Education:

- Early learning spaces (classrooms and childcare spaces)
- Indoor recreation space
- Commercial "learning" kitchen.
- Drop-in tutoring, staffed with community volunteers

Recreation/Activities:

- Workshop/multipurpose rooms for hands-on projects and activities with groups
- Gym
- A full mat room for youth wrestling & cheer
- Year-round pool that can provide swimming lessons and lifeguard training

Outdoor:

- Outdoor space for youth and teens
- Community gardens
- A dedicated space for a book bike/bookmobile to park at a recurring time monthly/weekly.

Community:

- A large event and performance space
- Possible large meeting space
- Private meeting space for small groups

Services:

- Secure internet connection
- Bluetooth system for the large event space that could provide amplification and/or translation services
- Secure drop box for applications, surveys, and donations

Indicators of Success - Community

- Knowing your neighbors
- Create a culture of caring
- Bolsters volunteerism & connection to THIS community
- Bridge cultural gap - community synergy less segregated
- Knowledge Transfer between generations
- Increase intergenerational relationships
- Creating access to this space via robust & incentive transportation
- Reduced barriers to activities
- Serving more individuals/families in existing services/ Expand health & wellness opportunity
- Strengthening of partnerships
- Strengthen programming opportunities through collaboration & expanded spaces
- Increased funding upon establishment of services
- Increased property values
- Training facility for job seekers & workforce opportunities

Indicators of Success - Individuals

- Reduced social isolation
- stronger and more interpersonal relationships
- Strengthening purpose through intergenerational interactions
- Build a network/connection esp amon single people, ADA etc.
- Sense of community belonging/safe place to belong
- Increased Sense of pride & ownership of the place
- Healthier mentally & Physically and overall wellness
- Easier access to existing services/activities
- Better awareness of possible activities/Knowing who you can ask for help
- Appealing place to meet & network
- Increased property values
- Access to childcare
- Builds confidence
- Building skills through participation or volunteering
- Increase job stability & job opportunities for underserved populations esp. People with special needs.