

TO: Planning Commission
FROM: Austin McGugian, Director
DATE: January 5, 2011
RE: Planning Commission Work Plan 2011-2012

RECOMMENDATION: Develop, prioritize and recommend a 2011-2012 Planning Commission (PC) Work Plan for approval by the Board of Commissioners (BOC).

ISSUE: What are the needed PC work tasks and their order of priority for 2011 and 2012?

BACKGROUND: The purpose of this work session is to identify and prioritize projects for the coming year(s). The BOC provides policy decisions on Polk County matters for both the PC and the Committee for Citizen Involvement (CCI). The Board requests input on the work plans for both the PC and the CCI.

The PC and the CCI are independently authorized bodies created by Ordinance and appointed by the BOC. While both the PC and the CCI report to the BOC, it is expected that both will work together to make the land use planning process in Polk County efficient and effective for all participants. Once the PC Work Plan has been developed, the CCI will begin developing the companion 2011-2012 CCI Work Plan for BOC approval.

The PC previously developed a work plan for 2010-2011. Some of the higher priority projects have been completed. It is unrealistic to believe that an entire work plan would be addressed in a single year. These are two-year plans that are intended to be updated annually. There are currently several projects that must be rolled over to the new work plan. Nevertheless, additional topics should be developed and evaluated. In the past, projects have been included that would implement new legislation (zoning ordinance text changes), new transportation facilities (Fort Hill Interchange) and new legislation developed locally (small scale alternative energy). Similar needs should be identified.

Staff has developed a draft 2011-2012 PC Work Plan (Attachment A) that includes a list of topics for discussion and prioritization at this work session. The draft work plan identifies new projects anticipated by staff and suggestions for others. The PC is encouraged to develop new tasks for consideration. Once the PC completes and prioritizes the draft work plan, staff will present the PC Work Plan to the BOC at a public meeting for approval and initiation of projects.

DISCUSSION/ALTERNATIVES:

1. Identify needs, develop and prioritize recommended projects for inclusion on the 2011-2012 PC Work Plan; or
2. Other.

FISCAL IMPACT: Project costs may vary. Technical Assistance and / or grants may be available from the Oregon Department of Land Conservation and Development or Oregon Department of Transportation for certain projects.

Staff will continue to pursue available funding. Staff time, notification and publishing costs are impacts to Polk County for each of the above projects.

Planning Commission Work Plan 2011-2012

Priority ¹	Work Task
	Highway 22 / 51 Interchange Area Management Plan
	Administrative Procedures Chapter 111 Update – Appeals to Hearings Officer, TSP Update Language, Official Zoning Map
	Farm Forest Update – OAR 660-6 and 33 Changes, Permanent Facility for Forest Product Processing
	Timber Conservation Update – OAR 660-6 Changes
	Exclusive Farm Use Update – OAR 660-33 Changes
	Floodplain Overlay Update
	Development Standards Chapter 112 Update – Fences and Signs
	Acreage Residential Chapters – Garages
	Nonconforming Use Chapter 114 Update – Definition; Replace Within One Year Clarification
	Other – As determined appropriate by the Planning Commission and/or Board of Commissioners
2010-2011 Priority	2010-2011 Planning Commission Accomplishments
1	Subdivision And Partition Ordinance Chapter 91 Update – Comply with current ORS 92 standards for improperly formed parcel recognition and develop property line adjustment standards consistent with State law
2	Administrative Procedures Chapter 111 Update – Appeals, notice content and time lines, complete applications, hold procedures, approval periods, definitions, remand procedures, hearing procedures, others
7	Exclusive Farm Use Update (HB 3099 (2009)) ²

¹ Priorities may be modified as projects that are not under the control of Polk County are presented for consideration, such as the 51/22 Interchange Area Management Plan, etc.

² Accomplished by BOC per ORS 215 Sec. 16