

Polk County Planning Commission
Polk County Courthouse
First Floor Conference Room
850 Main Street
Dallas, Oregon
April 19, 2011

The following are the minutes of the Polk County Planning Commission meeting held April 19, 2011 in Dallas, Oregon:

1. CALL TO ORDER AND NOTE OF ATTENDANCE:

Morrison called the meeting to order at 7:00 p.m. and noted attendance.

Present: Jim Morrison, Wayne Simmons, Bill Farmer, Michael Schilling and Lee Herzberg.

Absent: Bob Slyh

Staff: Austin McGuigan, Jerry Sorte and Coren Paris.

2. COMMUNICATION FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA:

None.

3. MINUTES OF MARCH 29, 2011:

Schilling moved to approve the minutes of March 29, 2011, seconded by Simmons. The minutes were approved by unanimous vote.

4. PUBLIC HEARING: LEGISLATIVE AMENDMENT 11-01:

Sorte stated that the purpose of the public hearing is for the Planning Commission to receive testimony and consider changes to Polk County Zoning Ordinance (PCZO) 136, 138 and 177 in order to implement changes to state law.

Ray Olmstead stated that in the Exclusive Farm Use and Farm Forest Zones it states that farm crops include facilities that produce bio-fuel. Since there is a bio mass plant that is supposedly being proposed, he questioned if it allowed uses to process feed stock. McGuigan responded that bio-mass refers to oil products that are produced from seed crops. Olmstead stated that the bio-mass plant that is proposed in Dallas will require processed timber product and crop waste. Olmstead questioned if what we are putting in practice will allow that. Sorte responded that the definition of farm use includes the processing of products or bi-products that are grown on the property. If someone owned a piece of property that created those bi-products, they would still retain the ability to process those. Sorte added that the intention of the changes for bio-fuel is to make it clear that those specific uses are included within the broad umbrella of a commercial activity in conjunction with farm use.

There was no public testimony. Morrison closed the public hearing at 7: 15.

Schilling moved to recommend approval of LA 11-01 and PCZO amendments presented as Attachments A, B and C with the staff recommendations on formatting to the Board of Commissioners (BOC), seconded by Farmer. The recommendation was approved by unanimous vote.

5. COMMUNICATIONS FROM THE COMMITTEE FOR CITIZEN INVOLVEMENT:

None.

6. COMMUNICATIONS FROM THE PLANNING COMMISSION:

None.

7. COMMUNICATIONS FROM PLANNING STAFF:

McGuigan stated that Planning Commission will most likely not meet again until the fall.

8. ADJOURNMENT:

The meeting was adjourned at 7:17 pm.