

**Polk County Planning Commission  
Polk County Courthouse  
First Floor Conference Room  
850 Main Street  
Dallas, Oregon  
October 18, 2011**

The following are the minutes of the Polk County Planning Commission meeting held October 18, 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 M<sup>c</sup>Guigan, Jerry Sorte and Katie Lambert.

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

None.

**3. MINUTES OF April 19, 2011:**

Morrison moved to approve the minutes of April 19, 2011, seconded by Farmer. The minutes were approved by a unanimous vote.

**4. PUBLIC HEARING: LEGISLATIVE AMENDMENT 11-02:**

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) 112.00, 128.500, 128.700, and 128.800, which will be considered by the Board of Commissioners at the upcoming public hearing on November 30, 2011.

Sorte gave a summary on the proposed changes, and provided a handout of additional changes proposed by staff. Sorte stated that staff have not received any comments on Legislative Amendment 11-02, and therefore recommends that the Planning Commission pass a motion recommending approval to the Board of Commissioners to approve Legislative Amendment 11-02.

Michael Schilling questioned the language in the section regarding accessory structures that states "a private garage" is permitted. Schilling stated he sees the language as an unnecessary restriction and recommended striking it from the language of the proposal. Schilling also suggested changing the language regarding permitted use of garages. The Planning Commission discussed the definition of automobile in contrast to the definition of motor vehicle. M<sup>c</sup>Guigan states that the Ordinances do not contain a definition of automobile or motor vehicle, so the term automobile is not meant to be restrictive. The Planning Commission and Planning Staff had no objections to the suggested changes, so a consensus was reached to have the language changed to "Garages and parking areas for the storage and protection of the motor vehicles of the residents of the dwelling" which would be applied to PCZO sections 128.720(G)(4), 128.720(G)(4), and 128.820(G)(4).

There was no public testimony. Morrison closed the public hearing at 7:28 pm.

Shilling moved to recommend approval of LA 11-02 and PCZO amendments presented as Attachments A and B as modified by the handout presented to the Planning Commission at start of meeting, and including the changes discussed in the public hearing. Farmer seconded the movement. The recommendation was approved by a 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 our next project is amending winery definitions and ending administrative review for processes that could be determined by ministerial review. McGuigan and Sorte stated the next meeting may happen in early December.

**8. ADJOURNMENT:**

The meeting was adjourned at 7:34 pm.