

**POLK COUNTY PLANNING COMMISSION
MAY 8, 2018 AT 6:00 P.M.
POLK COUNTY COURTHOUSE
FIRST FLOOR CONFERENCE ROOM
850 MAIN STREET
DALLAS, OREGON**

The following are the minutes of the Polk County Planning Commission Public Hearing held on May 8, 2018 in Dallas, Oregon:

1. CALL TO ORDER AND NOTE OF ATTENDANCE

Michael Schilling called the Planning Commission Public Hearing to order at 6:03 P.M. and attendance was noted.

Present: Bill Farmer, Michael Schilling, Tom Finegan and Scott Olson

Absent: Shawn Hussey

Staff: Austin M^cGuigan, Sidney Mulder and Cole Steckley

2. MINUTES OF MARCH 9, 2017

Scott Olson made a motion to adopt the minutes as written. Second by Bill Farmer. Motion passed with no dissent.

3. MINUTES OF NOVEMBER 14, 2017

Scott Olson made a motion to adopt the minutes as written. Second by Bill Farmer. Motion passed with no dissent.

4. PLANNING COMMISSION PUBLIC HEARING

Michael Schilling calls the Public Hearing to order.

Sidney Mulder briefs those in attendance of the history and events that have taken place leading up to the May 8, 2018 public hearing regarding Legislative Amendment LA 17-01. Mulder states that the goal for the public hearing is to obtain guidance from the Planning Commission in providing a recommendation to the Polk County Board of Commissioners for adding language within the Polk County Zoning Ordinance (PCZO) addressing accessory dwelling unit (A.D.U.'s) requirements within Polk County. Mulder then provides an overview of a draft copy of potential siting and design standards recommended by planning staff.

Michael Schilling then asks for public testimony in support of LA 17-01. No testimony is provided.

Michael Schilling then asks for public testimony in opposition of LA 17-01. No testimony is provided.

Michael Schilling then asks for any other testimony regarding LA 17-01.

Tremaine Arkley, President of Friends of Polk County, states that there are two issues that he would like the recommendation to address. Arkley continues stating that those two issues would be prohibiting short term rentals of A.D.U.'s and a requirement that the property own would need to reside on the subject property where the A.D.U. would be located.

Michael Schilling then asks for any questions from the Planning Commission for the planning staff.

Scott Olson asks planning staff if there is an idea of how many properties would be affected by the allowance of A.D.U.'s.

Austin McGuigan states that the State of Oregon has already determined that every zone within an Urban Growth Boundary (UGB) that is zoned primarily for residential uses is allowed an ADU at this point in time. He then states that the current task for planning staff is to draft standards that address what constitutes an ADU and to mitigate potential impacts on neighborhoods within the city's UGB.

Michael Schilling asks for clarification regarding the criteria listed in the preliminary draft of recommendations that states "Accessory dwelling units shall not exceed 900 square feet, or 75 percent of the main dwelling's perimeter area, whichever is less".

McGuigan states that planning staff included the specified criteria to ensure that potential ADU's remain ancillary to larger primary dwellings on higher acreage parcels of land and conformity with standards adopted by multiple cities within Polk County.

Scott Olson then asks for the reasoning behind planning staff proposing standards that exclude allowance of manufacture dwellings as an ADU.

McGuigan states that manufactured dwelling are already regulated within the UGB areas in Polk County due to cities having existing standards that preclude manufactured dwellings in identified UGB's. Planning staff included the standard excluding manufactured dwelling to ensure cohesiveness within existing standards already in effect.

Tom Finegan asks planning staff what their thoughts and concerns would be regarding the issues previously mentioned by Tremaine Arkley.

Mulder states that Polk County currently has no regulations in effect addressing short term rental agreements and that including standards addressing short term rental agreements pertaining to ADU's really would require standards addressing all short term rental situations. Mulder added that planning staff determined there wasn't a large amount of evidence indicating the need to regulate such agreements. Mulder includes that planning staff have evaluated potential ways to address the concerns that Arkley presented and are willing to pursue implementing standards if recommend by the

Planning Commission.

Michael Schilling asks if there are any requests to hold the record open. None are presented.

Tom Finegan makes a motion to recommend standards addressing ADU's to the Polk County Board of Commissioners as written by planning staff. Scott Olson seconds this motion. Motion is passed with no dissent.

5. COMMUNICATIONS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA

Schilling asks for communications from the public on items that are not on the agenda.

None are presented.

6. COMMUNICATIONS FROM THE PLANNING COMMISSION

Schilling asks if there is any further communications from Planning Commission.

None are presented.

7. COMMUNICATIONS FROM PLANNING STAFF

Schilling asks if there is any further communications from Planning Staff.

None are presented.

8. ADJOURNMENT

Schilling adjourned the meeting at 6:46 P.M.