

**POLK COUNTY PLANNING COMMISSION
DECEMBER 18, 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 December 18, 2018 in Dallas, Oregon:

1. CALL TO ORDER AND NOTE OF ATTENDANCE

Michael Schilling called the Planning Commission Public Hearing to order at 6:04 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 Miranda Muller

2. MINUTES OF MAY 8, 2018

Bill Farmer made a motion to adopt the minutes with the correction as to who adjourned the May 8, 2018 meeting (Michael Shilling instead of Bill Farmer). Second by Scott Olson. Motion passed with no dissent.

3. 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 the December 18, 2018 public hearing regarding LA 18-01 text updates to the Polk County Subdivision and Partition Ordinance (PCSO) and Polk County Zoning Ordinance (PCZO). Mulder states that the goal for this public hearing is for the Planning Commission to provide a recommendation to the Polk County Board of Commissioners on adding language within the PCSO and PCZO, addressing lawfully created parcels and exceptions to the minimum parcel size in resource zones to partition along the Urban Growth Boundary (UGB). Mulder then provided an example of a property that is split zoned, Exclusive Farm Use (EFU) and Suburban Residential (SR) within the UGB.

Schilling asked for public testimony in support of LA 18-01. No testimony is provided.

Schilling asked for public testimony in opposition of LA 18-01. No testimony is provided.

Schilling asked for any other testimony regarding LA 18-01. No testimony is provided.

Schilling asked for any questions from the Planning Commission for the planning staff.

Olson asks planning staff if there are other parcels known that would be affected by the allowance of partition along the UGB.

Austin McGuigan states yes, this is not an uncommon occurrence. The UGB often doesn't follow legal parcels and the tax maps don't represent parcel configuration, so there could be properties affected that aren't obvious. LA 18-01 is a statutory change and falls under an exemption from the Planning Commission review and local public hearings. McGuigan states due to Urban Growth Management Agreements, staff decided to put this through a public hearing so the cities could raise any issues with an Intergovernmental Agreements (IGA). No cities have made comments.

Mulder states that there are several more parcels she's encountered.

Schilling states for clarification that the decision of staff for the public format being done was so different communities could participate in this hearing but they are not.

Tom Finegan then asks is there is a modification that can be done to have the UGB run along parcel lines instead of lines at random to avoid creating these parcels.

McGuigan states that UGB expansions are complicated and based on urban need. Locational factors are considered when creating the UGB boundaries, such as soils and slopes, so only the least productive land is adopted into the UGB instead of the entire parcel.

Schilling asks for any additional questions for staff.

Farmer asks if there was any communication from any other entities.

Mulder states that she had a few conversations with Suzanne Dufner, Community Development Director for the City of Monmouth, and with staff from the City of Salem, but no official comments were submitted.

Schilling asks for any additional questions for staff.

Schilling asks for questions from the Commission on public testimony. No testimony was provided.

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

Schilling asks for a motion.

Finegan makes a motion to recommend the Board of Commissioners approve LA 18-01 that adopts the changes to PCSO and PCZO as recommended by staff in the Planning Commission memo. The Planning Commission does not offer further amendments. Bill Farmer seconds this motion. Motion is passed with no dissent.

4. 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.

5. COMMUNICATIONS FROM THE PLANNING COMMISSION

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

Farmer asks about the two vacancies on the Planning Commission.

Schilling states that with more members it will be easier to meet quorum.

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

None are presented.

6. COMMUNICATIONS FROM PLANNING STAFF

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

McGuigan states that there is one more Planning Commission project staff wants to accomplish in early 2019. McGuigan states that staff workload has been consistent and is the third year in a row that workload has been high. Staff's goal is the take on more projects come fall of 2019 and winter of 2020.

7. ADJOURNMENT

Schilling adjourned the meeting at 6:28 P.M.