

**POLK COUNTY PLANNING COMMISSION
JUNE 6, 2023 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 June 6, 2023 in Dallas, Oregon:

1. CALL TO ORDER AND NOTE OF ATTENDANCE

Chris Patoine called the Planning Commission Public Meeting to order at 6:01 P.M.

Present: Michael Burton, Zachary Steele (arrived at 6:02 P.M.), Timothy Klarr, Ronald Lewis (arrived at 6:18 P.M.), Tom Finegan, Michael Schilling and Chris Patoine

Absent: None

Staff: Austin McGuigan, Eric Knudson and Sarah Buhler.

Public: Applicant Haley Slaughter fka Haley Knieling-Norwood.

2. MINUTES OF MARCH 1, 2023

Chris Patoine asks if there are any comments on the minutes from the March 1, 2023 Planning Commission Public Hearing. None are presented. Michael Schilling makes the motion to approve the minutes, Tom Finegan seconds. Motion passed.

3. PLANNING COMMISSION PUBLIC HEARING

Patoine asks if everyone received their notifications regarding LUD 22-79, alterations to a historic building. And if there is any conflict of interest. Then opens the public hearing at 6:03 P.M.

Eric Knudson provides background for LUD 22-79. Explaining that the applicant is wanting to make exterior alterations to the structure of the historic Phillips House. Knudson states applicant proposes to make changes to the existing front porch, wood siding, wood windows, foundation and roof and to remove the existing single story rear addition and replace it with a new single-story rear addition. The subject property is in an Exclusive Farm Use Zoning District and is in an approximately 2.3 acre parcel that was created as a non-farm parcel for historic property. There was a Public Hearing held October 19, 2021 for Planning File LUD 21-11 during which revisions were requested by the Planning Commission for the proposed alterations. An application was submitted on November 27, 2022 to evaluate the proposed revisions. The Planning Commission raised concerns regarding the proposed size of the previously proposed addition and if the materials being used were compatible in keeping with the historic architecture. Slides were presented showing how the applicant proposed to meet the revision criteria. The former two story addition proposal was changed to one story. The Phillips House currently contains beveled-lap wood siding and the applicant proposes to use cedar-lap wood siding. The current windows are wood windows and the applicant proposes to replace those with Marvin wood windows. Based on the revisions submitted, staff recommends approval of the proposed exterior alterations as presented in the application.

Patoine calls applicant, Haley Slaughter forward. No further testimony to add.

Patoine asks for any other public testimony. None is given.

Patoine opens up discussion for the Planning Commission.

Finegan asks about items 3 and 4 on the application checklist. McGuigan responds with clarification regarding the septic.

Patoine asks for clarification regarding the beveled siding. McGuigan clarifies the differences between hardy plank siding and beveled wood siding.

Klarr raises a question regarding the front porch addition. McGuigan states the applicant is taking it back to the original form of the house before the front porch enclosures were added. Klarr then asks applicant about the interior doors and Slaughter explains the layout of the house.

Klarr raises another question regarding if the addition is ever removed in the future if it would ruin the integrity of the original home. McGuigan responds that according to the building official it will be its own independent structure. Schilling confirms.

Patoine asks for any additional questions. None are presented. Any requests for a continuance? None are presented. Any requests to hold the record open? None are presented.

Patoine officially closes the Public Hearing at 6:22 P.M.

No further issues are raised.

Schilling moves to approve per the recommendation of staff. Steele seconds.

Patoine calls for a vote. Unanimous vote in favor. Application is approved.

McGuigan explains the notice process.

4. COMMUNICATIONS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Patoine asks if there is any further communication from the public. None are presented.

5. COMMUNICATIONS FROM THE PLANNING COMMISSION

Patoine asks if there is any further communication from the Planning Commission. None are presented.

6. COMMUNICATIONS FROM THE PLANNING STAFF

Patoine asks if there is any further communication from the Planning Staff. McGuigan states there is a tentative hearing on July 18, 2023 to discuss updates for Chapter 136, Exclusive Farm Use Zone. And then there will need to be subsequent meetings to discuss updates to Chapter 177, Timber Conservation Zone and Chapter 138, Farm Forest Zone.

7. ADJOURNMENT

Patoine adjourned the meeting at 6:39 P.M.