

**POLK COUNTY PLANNING COMMISSION  
JANUARY 25, 2022 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 January 25, 2022 in Dallas, Oregon:

**1. CALL TO ORDER AND NOTE OF ATTENDANCE**

Chris Patoine called the Planning Commission Public Meeting to order at 6:02 P.M.

**Present:** Ronald Lewis, Michael Burton, Zachary Steele, Tom Finegan, Michael Schilling and Chris Patoine.

**Absent:** Tim Klarr.

**Staff:** Austin McGuigan, Sidney Mulder and Sarah Buhler.

**Public:** Ryan Bloedel.

**2. MINUTES OF OCTOBER 19, 2021**

Chris Patoine asks if there are any comments on the minutes from the October 19, 2021 Planning Commission Public Hearing. Patoine asks if there is a motion to approve the minutes. Michael Schilling makes the motion to approve the minutes, Tom Finegan seconds. Motion passed.

**3. APPOINTMENT OF VICE-CHAIR**

Chris Patoine brings up the appointment of a vice chair. Recommendation of Michael Schilling. No other nominees. Finegan motions to appoint Schilling. Steele seconds. Unanimous vote in favor of appointing Michael Schilling as vice chair.

**4. PLANNING COMMISSION PUBLIC HEARING**

Patoine opens the public hearing for Legislative Amendment 21-03, proposed amendments to the PCZO Section 127.020 (G)(5). Asks if there are any issues with notifications, procedures or authority. None are presented.

Mulder provides background for LA21-03, which is a legislative amendment proposal to change the text of PCZO Section 127.020 (G)(5), a development standard that pertains to garages and parking areas within the Suburban Residential Zone. Discusses the current language vs. the proposed language.

States that the criteria for a legislative text amendment can be located in PCZO 111.215(C) and 115.060 and the staff report provided includes findings that the proposed amendments comply with these criteria.

Mulder states that staff recommends that the Planning Commission makes a recommendation to the Board of Commissioners to adopt amendments to the PCZO, as included in Exhibit A of the staff report.

Patoine asks if there is any conflict of interest. Finegan explains that he already spoke to McGuigan about a potential conflict since he lives in the SR Zone and recently built an accessory dwelling. No economic gain and no conflict.

Patoine opens up for public testimony at 6:11pm.

Ryan Bloedel, who owns property at 3641 Betty Court in Salem, came forward and spoke in favor of the proposed text amendment.

No others in attendance, Patoine closes public testimony. Opens to questions and discussion from the commission.

Tom Finegan shares his experience from living in the SR Zone. Expressed gratefulness that the issue is being addressed.

Schilling states that there are all positive comments and no negative comments have come forward.

Zachary Steele expresses that the Polk County Realtors are in support and would love to see this change.

Patoine asks question about parcel size. McGuigan answers that the minimum parcel size in the SR Zone is 2 acres outside of an Urban Growth Boundary.

Finegan asks if there are parcels over 10 acres in the SR Zone. Mulder answers that it does happen, but primarily within an UGB because often times the minimum parcel size is 5 acres.

Ronald Lewis asks about rules regarding attachments to dwellings and the size. McGuigan clarifies that this is simply about how many cars can go in a building. Mulder further explains that in accessory dwelling units, that's limited to inside an Urban Growth Boundary, and this matter is outside of an Urban Growth Boundary. Both are in the SR zone, but different geographic areas.

Michael Burton asks for clarification regarding UGB and the potential to become part of the city. Burton questions if this applies to the SR Zone and what the timelines are. McGuigan explains that the Urban Growth Boundary is a line, and within that line there has to be zoning that is consistent with the City's comprehensive plan for how they will put that land to use upon annexation.

Lewis asks for further clarification regarding the Planning Commission's role vs. the building department with current building codes. McGuigan explains that the Planning Commission deals with legislative matters. And that in order to change the laws that involves the Planning Commission making a recommendation to the Board of Commissioners. Also explains the Variance process.

Steele asks for clarification on zoning terms. McGuigan answers.

Finegan explains the variance process further and the possible expense to the County. McGuigan explains the process further. Mulder explains that the biggest complaint is the length of the process and the time delay for building permits.

Patoine asks if there is any further discussion from the Commission. None are presented. Asks if there is any reason for a continuance. None are presented. Asks if there are any requests to hold the record open. None are presented.

Patoine states the understanding is to make a recommendation to the Board of Commissioners.

Michael Schilling makes a motion to recommend the Board of Commissioners approve LA 21-03 that adopts the changes to PCZO as recommended by staff in the Planning Commission staff report. Zachary Steele seconds the motion. Motion is passed with no dissent.

Patoine closes the public hearing at 6:36 pm.

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

Patoine states no remaining public for communications not on the agenda.

**6. COMMUNICATIONS FROM THE PLANNING COMMISSION**

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

**7. COMMUNICATIONS FROM THE PLANNING STAFF**

Patoine asks if there is any further communication from the Planning Staff.

McGuigan asks Mulder for any updates on the historic house. None at this time, but Mulder plans to call them soon for a status update.

Finegan asks for any updates on the Hwy 18 and 22 interchange. McGuigan responds that they just received new information and have passed it onto Public Works.

Burton asks about the Grand Ronde open lands. McGuigan responds that it's a separate issue regarding open space.

Patoine asks if there are any more meetings scheduled. Mulder responds we are waiting for more information on two projects and the historical home.

**8. ADJOURNMENT**

Patoine adjourned the meeting at 6:42 P.M.