

**POLK COUNTY PLANNING COMMISSION
FEBRUARY 16, 2021 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 February 16, 2021 in Dallas, Oregon:

1. CALL TO ORDER AND NOTE OF ATTENDANCE

Michael Schilling called the Planning Commission Public Meeting to order at 6:01 P.M.

Present: Michael Schilling, Bill Farmer, Tom Finnegan, and Chris Patoine.

Absent: None.

Staff: Austin McGuigan and Morgan Snyder.

Public: Polk County Assessor Valerie Patoine and Applicant Representative Lawrence Schwabe.

2. MINUTES OF NOVEMBER 17, 2020

Michael Schilling asks if there are any comments on the minutes from the November 17, 2020 Planning Commission Public Hearing. Schilling asks if there is a motion to approve the minutes. Chris Patoine makes the motion to approve the minutes, Bill Farmer seconds. Motion passed.

3. PLANNING COMMISSION PUBLIC HEARING

Chris Patoine makes a public declaration that he is married to the Polk County Assessor but does not have a conflict of interest in this case. Austin McGuigan confirmed that neither the Polk County Planning Commission or the Polk County Assessor make a decision on whether or not the application is approved. That decision is to be made by the governing body, the Polk County Board of Commissioners, after receiving a recommendation from the Planning Commission.

Schilling opens the public hearing for Special Assessment 20-01 at 6:04.

McGuigan provides background for SA 20-01. He explains the relevant statutes from state law governing this special assessment and the role the Planning Commission serves in making a recommendation to the Board of Commissioners for this file. He then begins a brief overview of the subject property and the applicant's proposal and describes the conclusions made by planning staff as found in the Memorandum for this meeting. McGuigan reads and explains the analysis that led to those conclusions, and states that planning staff recommends that the Planning Commission recommends approval to the Board of Commissioners.

Schilling and McGuigan clarify a public hearing procedure. Schilling opens the public hearing for public comment.

Applicant Representative Lawrence Schwabe begins testimony by describing the goal of the applicant for the property, the partner organizations involved in their management plan to preserve the native habitat, and the significance of native habitat restoration in Polk County.

Chris Patoine asks Schwabe why the applicant would choose to do this project. Schwabe provides background on tribal motivation to protect native landscapes and resources. Chris Patoine and Schwabe discuss the role of open space in achieving this goal.

Tom Finnegan asks Schwabe about the factors the applicant considered when making the management plan for the property. Schwabe discusses the history of the property, the flora and fauna already on site, specific species that have been identified, and partnership with Oregon Department of Fish and Wildlife.

Schilling asks if there are any questions. Farmer states the project sounds wonderful.

Chris Patoine asks about how the property is accessed.

Schwabe explains that there is an easement from Crowley Road.

Schilling and McGuigan clarify a public hearing procedure. Schilling asks if anyone else from the public would like to comment.

Polk County Assessor Valerie Patoine outlines the tax account information for the property and confirms the planning staff's findings.

No one else from the public is present. Schilling closes the public hearing to public comment. Schilling asks McGuigan further clarification on the context of a special assessment.

McGuigan discusses the difference between an activity and a use of land, agricultural lands designation process, and various examples of uses that could qualify as open space.

Schilling requests clarification of the role of the assessor in this file.

McGuigan explains state law further.

Schilling and McGuigan clarify a public hearing procedure. Schilling asks if there are any further questions or comments.

McGuigan reads the recommended draft motion in the memo for the Planning Commission to consider.

Finnegan makes the motion in the memo, Farmer seconds. Schilling calls for a vote on a recommendation for approval. The vote is unanimous for a recommendation of approval.

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

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

5. COMMUNICATIONS FROM THE PLANNING COMMISSION

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

6. COMMUNICATIONS FROM THE PLANNING STAFF

Schilling asks if there is any further communication from the Planning Staff. None are presented.

7. ADJOURNMENT

Schilling adjourned the meeting at 6:37 P.M.