

NOTICE OF LAND USE HEARINGS

APPLICATIONS:

The Polk County Planning Commission and Board of Commissioners will hold separate public hearings to consider the following applications affecting approximately 0.3 acre of land, which is comprised of one (1) parcel and the adjacent public right-of-way. The applications consist of the following:

1. Comprehensive Plan Map Amendment to change the designation of the subject area from Public to Unincorporated Community Commercial.
2. Zoning Map Amendment to change the zoning of the subject area from Public and Private Education Facilities (PE) to Unincorporated Community Commercial General (UC-CG).

APPLICANT/OWNER: SRC Management, LLC

**APPLICANT'S
REPRESENTATIVE:** Elaine Albrich, Davis Wright Tremaine LLP

PROPERTY LOCATION: One property northeast of Perrydale School (Assessment Map T6S, R5W, Section 23A, Tax Lot 100); and the adjacent right-of-way to the center line of West Perrydale Road and Perrydale Road.

FILE NUMBERS: PA 24-01 & ZC 24-01

**REVIEW AND
DECISION CRITERIA:** Polk County Zoning Ordinance (PCZO) Sections 170.080, 111.275 and 115.050

**HEARING DATES
AND TIMES:** Planning Commission Hearing: June 25, 2024 at 6:00 PM
Board of Commissioners Hearing: July 24, 2024 at 9:00 AM

**LOCATION FOR BOTH
HEARINGS:** Hearing/Conference Room, First Floor, Polk County Courthouse, 850 Main Street, Dallas, Oregon

**POLK COUNTY
STAFFCONTACT:** Sidney Mulder; Phone: (503) 623-9237,
Email: mulder.sidney@co.polk.or.us

The location of these hearings is handicapped accessible. Please advise the Community Development Department at 503-623-9237 if you will need any special accommodations to attend or participate in the meeting.

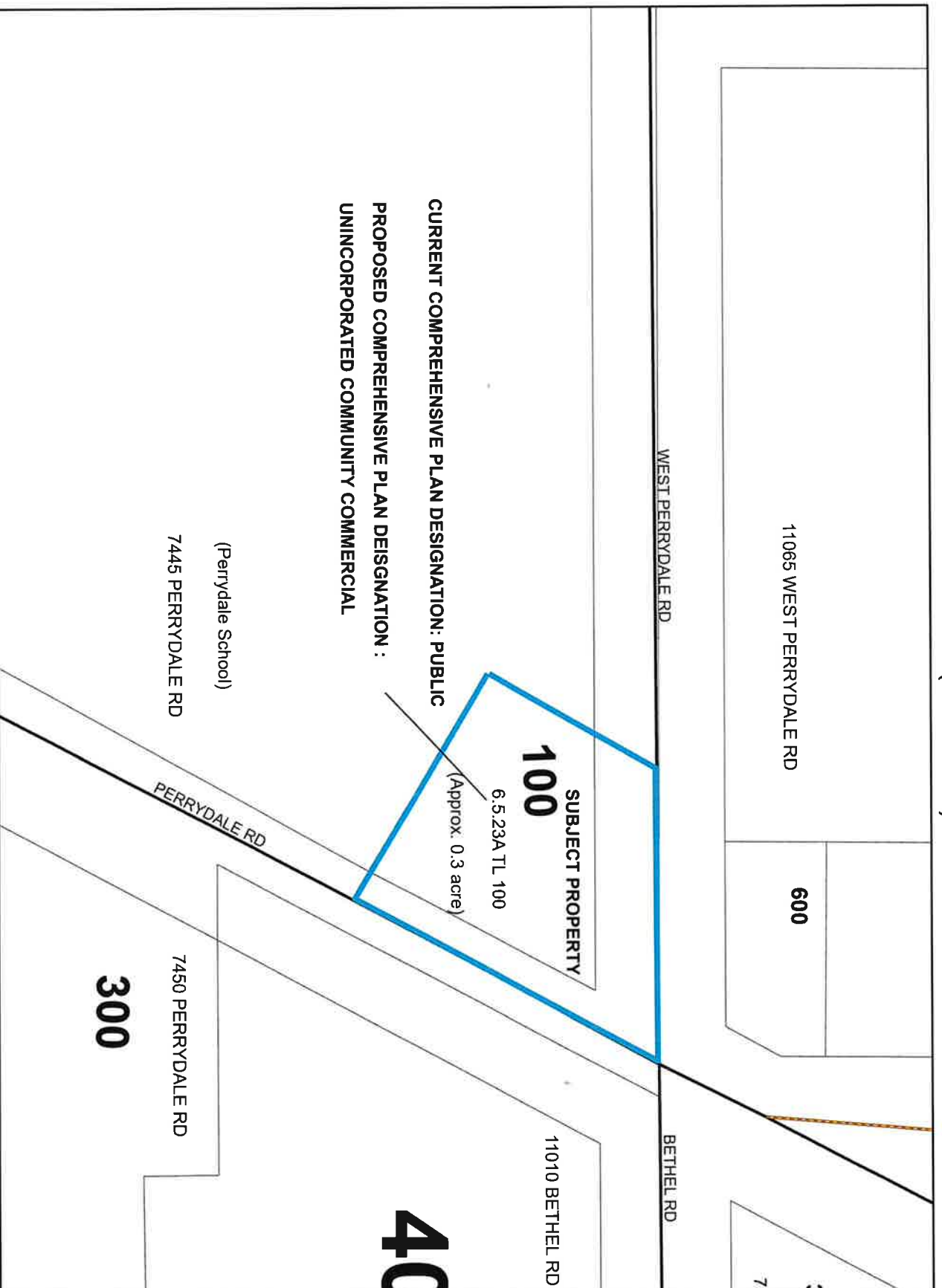
A copy of all documents and evidence relied upon in making this decision, and the applicable criteria are available for inspection at no cost and will be provided at the Community Development Department for the cost of copying. Failure of an issue to be raised in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.

A copy of the staff report will be available for inspection at no cost at least seven days prior to each hearing. Copies can be obtained at a reasonable cost. Testimony may be submitted in writing to the Community Development Department prior to the public hearings. The public hearings will be conducted in a manner that allows written or oral testimony in favor, opposition, and general testimony. Testimony must address the applicable criteria. The Planning Commission will provide a recommendation to the Board of Commissioners for a final decision. Please include file numbers PA 24-01 and ZC 24-01 in all correspondence regarding these applications. Correspondence may be submitted to:

Polk County Community Development, Polk County Courthouse, 850 Main Street, Dallas, OR 97338.

Written comments received by June 14, 2024 at 5:00 PM will be included in the staff report for the Planning Commission. Written comments received by July 12, 2024 at 5:00 PM will be included in the staff report for the Board of Commissioners.

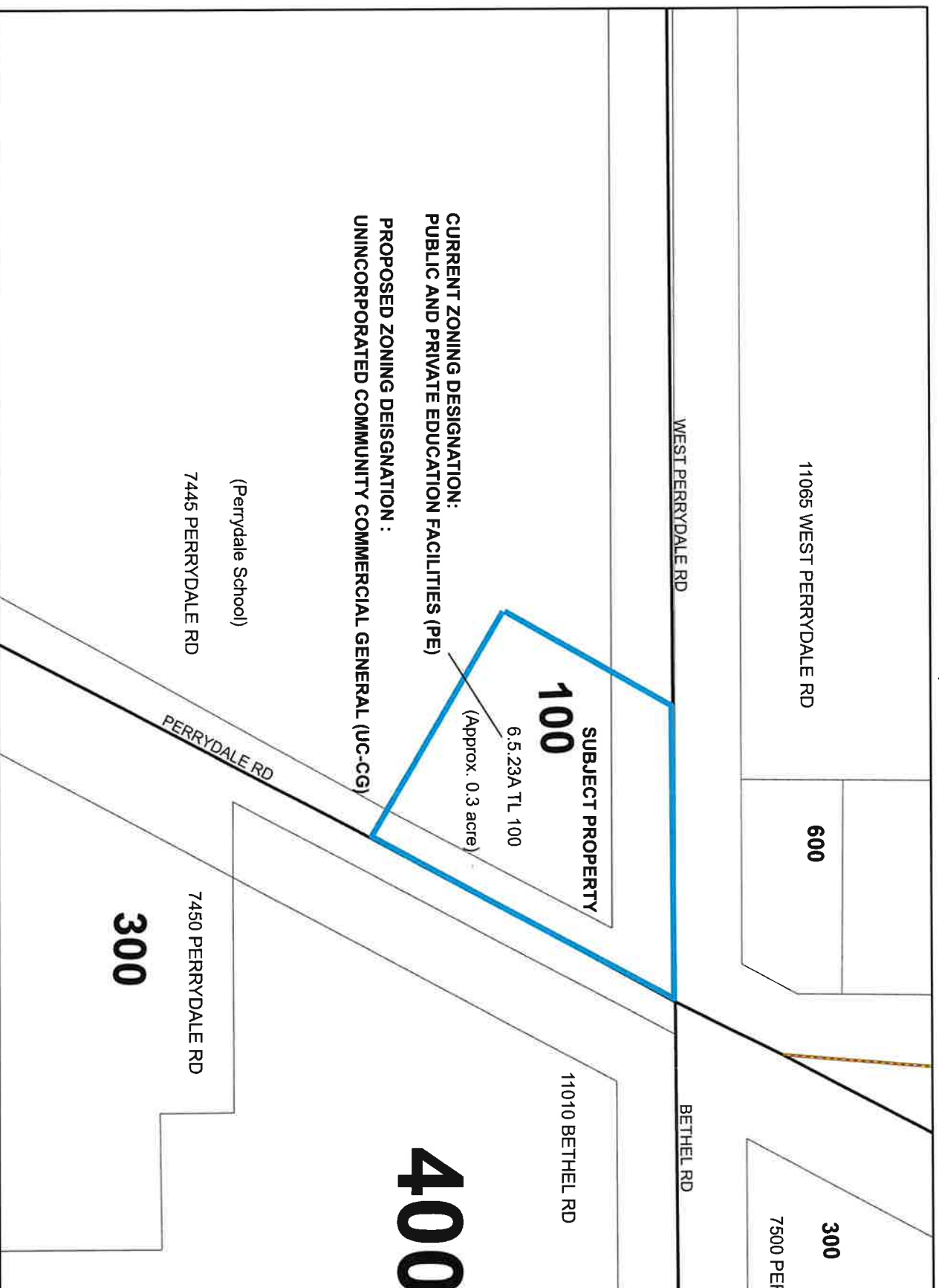
STAFF MAP (PA 24-01)



Date: 5/17/2024

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STAFF MAP (ZC 24-01)



Date: 5/17/2024

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