

## NOTICE OF LAND USE HEARINGS

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### APPLICATIONS:

The Polk County Hearings Officer and Board of Commissioners will hold separate public hearings to consider the following applications affecting approximately 228 acres of land, comprised of seven (7) parcels, located in the Exclusive Farm Use Zone (EFU) Zone. These applications consist of the following:

1. Comprehensive Plan Map Amendment to change the designation of the subject parcels from Agriculture to Rural Lands.
2. Exception to Statewide Planning Goals 3 and 4 to justify the change from an Agriculture Comprehensive Plan designation to a Rural Lands Comprehensive Plan designation.
3. Zoning Map amendment to change the zoning of the subject parcels from Exclusive Farm Use (EFU) to Agriculture and Forestry-Ten Acre (AF-10).

**APPLICANT:** Wallace W. Lien

**OWNERS:** Christopher and Kimberly Gray  
Kevin Stone  
Jonathan and Tamara Pugmire  
Simmons Family Properties, LLC

**PROPERTY LOCATION:** Seven contiguous parcels adjacent to Best Road NW, Salem, OR (Assessment Map T7S, R4W, Section 14, Tax Lots 601, 602, 603, 604 and 605 and T7S, R4W, Section 23, Tax Lots 100 and 101).

**FILE NUMBERS:** PA 18-01 & ZC 18-02

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

**HEARING DATES AND TIMES:** Hearings Officer Hearing: October 15, 2019 at 6:00 PM  
Board of Commissioners Hearing: November 20, 2019 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

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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 Hearings Officer reviews non-legislative amendments and provides a recommendation to the Board of Commissioners for a final decision. Please include file numbers PA 18-01 and ZC 18-02 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 October 4, 2019 at 5:00 PM will be included in the staff report for the Hearings Officer. Written comments received by November 8, 2019 at 5:00 PM will be included in the staff report for the Board of Commissioners.