



POLK COUNTY

POLK COUNTY COURTHOUSE * DALLAS, OREGON 97338
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COMMUNITY DEVELOPMENT

AUSTIN M'GUIGAN
Director

MEMORANDUM

TO: Board of Commissioners

FROM: Eric Knudson, Associate Planner
Polk County Community Development

DATE: April 23, 2024

SUBJECT: Public Hearing for Plan Amendment PA 23-01 and Zone Change ZC 23-01

Public Hearing – May 1, 2024

ISSUE:

Should the Polk County Board of Commissioners move to adopt the Comprehensive Plan amendment presented in PA 23-01 and the Zone Change presented in ZC 23-01?

The applicants, represented by Saalfeld Griggs, PC, are requesting a Comprehensive Plan Map amendment and Zoning Map amendment for an approximately 22.1 acre parcel. The subject property is currently designated Agriculture on the Comprehensive Plan Map and Exclusive Farm Use (EFU) on the Zoning Map. The applicants are proposing to change the Comprehensive Plan designation to Farm Forest and the zoning to Farm Forest Overlay (FFO). If the Comprehensive Plan amendment is approved, the subject property would be amended on the Comprehensive Plan Map. If this Zone Change is approved, the subject property would be amended on the Official Zoning Map. Consequently, the adopting ordinance would include a text amendment to Polk County Zoning Ordinance (PCZO) Section 111.090(A) in order to update the effective date of the Official Zoning Map.

RECOMMENDATION:

Staff recommends that the Board of Commissioners approve the proposal as presented in PA 23-01 and ZC 23-01, as recommended by the Polk County Hearings Officer.

BACKGROUND:

The applicants are requesting Comprehensive Plan Map amendment for an approximately 22.1 acre parcel. The proposed amendment would change the Comprehensive Plan designation from Agriculture to Farm Forest. In addition, the applicants are concurrently applying for a Zoning Map amendment (zone change), which would change the zone from EFU FFO. The applicant's intent is to align the Comprehensive Plan designation and Zone more closely with the historical management and characteristics of the subject property. The subject property is identified on the Polk County Assessor's Map as Tax Lot 1601 (T7S, R3W, Section 7) and is located in West Salem near Brush College Road and Gibson Road.

The criteria for a Comprehensive Plan amendment is listed in PCZO Section 115.050. The criteria for a zone change are listed in PCZO Section 111.275. The Polk County Hearings Officer held a public hearing on February 20, 2024, and issued a recommendation of approval on March

17, 2024 (Exhibit A). A public hearing before the Board of Commissioners is scheduled for May 1, 2024 at 9:00 A.M.

A detailed description of the applicant's proposal, the applicable criteria, and associated findings are located in the staff report prepared for the Hearings Officer (Exhibit B) and in the Hearings Officer Recommendation (Exhibit A).

DISCUSSION/ALTERNATIVES:

After opening the public hearing and receiving testimony, the Board of Commissioner's options include the following:

1. Adopt the findings for PA 23-01 and ZC 23-01 located in the Hearings Officer's recommendation and **APPROVE** PA 23-01 and ZC 23-01; or
2. Other.

FISCAL IMPACTS:

No fiscal impacts to the County have been identified.

EXHIBITS:

- Exhibit A - Polk County Hearings Officer Recommendation
 - Attachment A: Map of Subject Property
 - Attachment B: Current Comprehensive Plan Map
 - Attachment C: Current Zoning Map
 - Attachment D: 2022 Aerial Photograph
- Exhibit B - Polk County Planning Division Staff Report
 - Attachment A: Map of Subject Property
 - Attachment B: Current Comprehensive Plan Map
 - Attachment C: Current Zoning Map
 - Attachment D: 2022 Aerial Photograph