

**POLK COUNTY PLANNING COMMISSION
OCTOBER 19, 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 October 19, 2021 in Dallas, Oregon:

1. CALL TO ORDER AND NOTE OF ATTENDANCE

Bill Farmer called the Planning Commission Public Meeting to order at 6:00 P.M.

Present: Bill Farmer, Tom Finnegan, Chris Patoine and Tim Klarr.

Absent: Michael Schilling.

Staff: Austin McGuigan, Miranda Muller and Sarah Buhler.

Public: Applicants Haley Norwood and David Knieling.

2. MINUTES OF FEBRUARY 16, 2021

Bill Farmer asks if there are any comments on the minutes from the February 16, 2021 Planning Commission Public Hearing. Muller points out a date typo from the previous minutes. Farmer asks if there is a motion to approve the minutes. Chris Patoine makes the motion to approve the minutes with the correction, Tom Finnegan seconds. Motion passed.

3. PLANNING COMMISSION PUBLIC HEARING

McGuigan introduces new Planning Commissioner Tim Klarr.

Farmer asks if there is any conflict of interest. Then opens the public hearing at 6:03 P.M.

Muller provides background for LUD21-11. Explaining that the applicant is wanting to make exterior alterations to the structure of the historic Phillips House. States applicant proposes to change the existing front porch, wood siding, wood windows, exterior lighting, foundation and roof and to remove the existing single story rear addition and replace it with a new two-story rear addition. The subject property is in an exclusive farm use zoning district and is in an approximately 2.3 acre parcel that was created as a non farm parcel for historic property. Staff has noticed two main deficiencies in the proposal. The applicant is proposing to replace the wood siding with cement siding and replacing the existing wood windows with vinyl windows. Staff found this did not meet the criteria for original materials and quality. Staff concluded that with some design and material changes, a new addition and renovation of the historic primary dwelling could be in compliance. At this time staff recommends denial of the proposal as presented in the application.

McGuigan notes that the process is time consuming and costly for the applicants and requests the Planning Commission to provide them with clear guidance.

Patoine agrees and asks to look at the problems the staff has identified.

McGuigan turns it over to the applicant to present her case.

Applicant Haley Norwood comes forward. Muller brings up the plans on the screen. Norwood explains that the existing structure is not salvageable and has no foundation. Has not been inhabited in over 50 years. Their intent is to come up with a solution to make the house habitable. States they are willing to change materials for the siding and the windows. Have looked into options for vinyl windows that look like wood windows. Norwood states that the proposal is a two story addition that attaches to the rear end of the existing structure.

Staff passes around a photo of the proposed two story addition.

Klarr has questions about the roofline. Commends applicant on taking on a historical house. Notes the window issue and keeping with the integrity of the house. And questions the flow of the roof line with the addition.

Finegan asks what the back of the house contains as is. Norwood explains that the house is pieced together. And the new addition would provide essential rooms for the house. Finegan also asks how much this is changing the square footage of the house.

Muller responds that it's only changing the footprint by about 580 square feet.

Norwood then presents another option and asks for input. Presents everyone with a drawing with a single story addition. Applicant, David Knieling, explains the plans and the roof line.

Finegan asks when the house was added to the historic register. McGuigan refers to page 6 of the staff report.

Finegan then states the foundation needs to be fixed, the siding needs to be fixed and match as closely as possible to the original and recommended really looking into wood windows. And liked the one story addition better than the two story option.

Farmer agrees with Finegan. Recommended looking into a cedar siding. And ok with vinyl windows if they looked ok.

Knieling states that the windows are all different sizes and would like something more functional without changing the structure.

McGuigan brings up the inconsistencies in the windows and lights. Requests guidance from the Planning Commission in regards to the legal criteria.

Klarr asks how off the windows are. Norwood points out that the windows on the north and south side of the house don't match. Muller confirms. Klarr states it is characteristic of that time period. Finegan asks if there used to be an interior wall. Not concerned about how many panels, but just keeping them consistent. Knieling states originally all windows matched. Norwood confirms that the sizes are the same, just different amounts of panels. Patoine asks which was more historically accurate, four or six? McGuigan brought up that the staff does not have an issue with the amount of panels as the criteria addresses the matter of scale and proportion and if the materials and style don't take away from the integrity.

Klarr asks about the drawing of opening up the porch. Also recommends an engineer for the foundation work. McGuigan states that the proposal for the foundation seemed reasonable. And reminds the family of the risk in adding the foundation.

Finegan asks applicant what she needs for feedback. Norwood wants confirmation that everyone is fine with cedar siding. All in agreement. Then Norwood asks if doing an average pane count is acceptable. All in agreement. And then inquired about the wood windows vs. vinyl that looks like wood. McGuigan states that the criteria for windows is

different in the historical house vs. the addition. There is some flexibility. Interpretation of the law and what is practicable. Finegan would like them to look into wood windows first. Patoine states to get it as close as possible.

Knieling then explains the foundation further. That the addition can stand alone. McGuigan agrees.

Norwood brings up the roofline again. Shows a picture of where it would attach to existing structure. Discussion about height and how the two would be engineered. McGuigan states that would ultimately be up to the building official. McGuigan then asks the Planning Commission if the revised proposal with the new roofline meets the applicable criteria and their interpretation of the law.

Patoine asks if in the staff's opinion this meets the criteria. McGuigan says it is much closer to meeting the criteria. McGuigan states he is supportive of the proposed changes. Finegan also likes the one story option. Patoine states he drove by and feels the addition would be hidden.

McGuigan notes it is a public process. And the Planning Commission is trying to provide applicant with guidance in how to interpret the local laws. Suggests continuing the hearing to a different day with new considerations. The applicant did not object. Also a reminder that it is a public forum and people can show up at a future date with issues. The applicant will have to address those issues. McGuigan does not recommend denial of the application at this time. Recommends a hearing at a future date.

Finegan makes the motion to postpone indefinitely, Patoine seconds it. Farmer calls for a vote. The vote is unanimous for an extension to a future date.

Patoine asks if a notice goes out to neighbors. McGuigan confirms.

McGuigan notes for the record that there is no one else in attendance at the public hearing, therefore, there is no testimony in opposition to the application or in favor of the application. No written comments were received in favor or opposition. The record for this matter remains open.

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

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

5. COMMUNICATIONS FROM THE PLANNING COMMISSION

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

6. COMMUNICATIONS FROM THE PLANNING STAFF

Farmer asks if there is any further communication from the Planning Staff. McGuigan states there are some future projects coming up this year regarding a facility plan for Hwy 18 and Hwy 22 in Grand Ronde near the casino. The facility plan is almost complete.

7. ADJOURNMENT

Farmer adjourned the meeting at 7:15 P.M.