MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
Held September 3, 2013 at 7:00 p.m.
Council Chambers—City Hall Building

This public meeting was called to order by President, David Hoar, at 7:00 p.m. Member Scott Maudlin led the members and audience present in the Pledge of Allegiance. Adam DuFour led the group in prayer. President, David Hoar took roll and reported that seven (7) members were present; Jeff Souder being absent, noting that Lane Freiberger's seat was still vacant. The minutes were approved by unanimous vote of all members present.

Attorney Thomas Scifres presented a Certification of Vacation of Plat by Richard Becht. He reminded the group that it was approved at the last meeting subject to preparation of the Certification by Attorney Scifres, which was presented and signed.

The second item of business was to conduct interviews to fill the vacant seat of Lane Freiberger. This was done at the request of County officials that a recommendation be made to fill that seat. Those interviewed were Joseph Keith, Roy Dick, Jerry McClellan and Doug Hoskins. The Commission asked interview questions of all regarding their background, experience and interest in serving on the Plan Commission. All four interested parties participated in the question-and-answer interview session.

At 7:16 p.m., Ervin Day made a motion to recess the Plan Commission meeting and to conduct the public hearing. Jim Day seconded the motion and it was approved by unanimous vote.

President, David Hoar made opening remarks noting that the public hearing was being held on the issue of the amendment of the County Subdivision Ordinance as requested by Attorney Andrew Wright on behalf of the Salem Plan Commission.

Attorney Wright summarized the proposed changes in two (2) areas: one, requesting that Washington County recognize the City of Salem's zoning jurisdiction; and two, proposing to add an amendment to the "Exemptions" section of the County Code, requiring the City Building Inspector to approve any subdivision of land within the City's zoning jurisdiction before it can be accepted by the Auditor for transfer. He noted that without this proposed amendment someone could subdivide land within the City limits or within the two mile fringe without the City having any knowledge. This amendment is necessary to give effect to the City's zoning jurisdiction.

Max Greene offered comments concerning the City and County voter makeup and representation issues, but acknowledged that this would be the right thing to do. Doug Hoskins

offered comments in agreement. Ervin Day raised the issue of the two mile fringe being a misnomer because it is not truly two miles and he questioned its implementation. Attorney Wright offered that the City's jurisdiction outside corporate limits was based upon section lines, rather than an actual two-mile radius, so as to provide clarity and avoid disputes in zoning jurisdiction.

Adam DuFour made the motion to close comments, seconded by Scott Maudlin, which as approved by unanimous vote of all members present.

Scott Maudlin then made a motion that the Plan Commission make a favorable recommendation to the County Commissioners to adopt the proposed ordinance. Danielle Walker seconded the motion, and after brief further discussion, the members voted unanimously to accept the proposed ordinance amendments as presented by Attorney Wright.

The Plan Commission meeting resumed. Attorney Scifres agreed to prepare referral documents to present to the Commissioners.

The next item of business was to discuss the Zoning Ordinance criteria. Attorney Andrew Wright told the group that he had met with Kari Keller-Steele, the Commission's previous consultant, and had prepared sample "scores" for existing Washington County poultry farms under various point-weighting scenarios. Broad ranging results were garnered under the scoring system that had been developed through the last meeting. The exercise was done to illustrate what existing farms would have been approved or disapproved under the scoring as things stood, so as to evaluate whether the system would render score results that accomplished the intended purposes. Through this discussion, it was revealed that there may be unknown remediating practices being implemented in the farms evaluated such that would impact the results. It was agreed that contact could be made with the farmers to explore this and how it would impact the results. There was some discussion about various modifications that could be made to the scoring system as well, should the sample results render the system in need of modification.

At the conclusion of this exercises, discussion turned next to the vacant seat and an evaluation of the candidates who had interviewed. There was also a discussion regarding residency requirements for membership and the qualifications of all for a position on the Commission, as well as a discussion regarding the proper appointing authority. Attorney Scifres reviewed the statute with the Commission and it was agreed that the recommendation for appointment should be made to the County Commissioners. Upon unanimous consent of the members present, it was agreed that a paper ballot vote should be taken. After the ballots were reviewed, Adam DuFour made a motion

to recommend the appointment of Jerry McClellan, seconded by Scott Maudlin. By unanimous vote of all members present, Jerry McClellan was approved to fill the vacant seat.

Phil Marshall made the motion to adjourn the meeting, seconded by Ervin Day. The meeting adjourned upon a vote of 7-0.

David Hoar, President

Scott Maudlin

Jerry McClellan

Adam DuFour

Phillip Marshall

Jeff Sonder

Jim Day

Ervin Day

Danielle Walker

COMMISSION ATTORNEY

Thomas E. Scifres