



Marion County

OREGON

PLANNING COMMISSION MINUTES

PLANNING COMMISSION

Carla Mikkelson – Chair
Dennis Person – Vice Chair
Stanley Birch
Chris Enquist
George Grabenhorst
Mike Long
Rick Massey
Gary Monders
Britany Randall

DATE: August 1, 2017
TIME: 6:30 p.m.
PLACE: Senator Hearing Room, 555 Court St. NE, Salem

Present: Mike Long, Carla Mikkelson, Rick Massey, George Grabenhorst, Dennis Person, Chris Enquist, Britany Randall, Stanley Birch and Gary Monders
Absent: None

Chair Mikkelson called the meeting to order.

1. Public hearing on accessory dwelling units (ADUs) in urban growth boundary areas of Marion County outside city limits.

Brandon Reich, Senior Planner, briefly went over his staff report. At the conclusion of his staff report, Mr. Grabenhorst made a motion to close the public hearing as there was no one in the audience. The motion was seconded and passed, 9-0.

Brandon then summarized the outreach Planning staff has done over the past month or so including a press release, mailed notice to 1000 Friends, neighborhood groups, Area Advisory members, all of the cities in Marion County (managers and planners), etc. Staff has received little feedback, possibly due to the amount of publicity the City of Salem has received this past year. Comments were received from DLCD and those were provided to the PC. Brandon briefly went over the letter from DLCD.

Mr. Person indicated he would like to review the standard regarding type of dwelling, based on his feeling manufactured homes should be allowed as part of the need to provide affordable housing. He feels there are a number of properties that already have a manufactured home and another should be allowed. Mr. Person indicated standards such as a pitch roof, lap siding and requiring the dwelling to be pit set would help to make them blend in with a neighborhood. The PC discussed that the 900 square foot limitation would probably preclude manufactured homes. Discussion then took place on what qualifies as a “park model” and how these are different than an RV or manufactured home. Mr. Person stated he feels manufactured homes should be allowed with those requirements. Mr. Long agreed some park models look much better than existing ADUs already in the area but didn’t feel the square footage limitation should be changed to accommodate manufactured homes. The PC then discussed “tiny home” and modular home definitions and which of these are built to HUD standards, RV standards or manufactured dwelling standards. Discussion followed on what lenders will lend on and Mr. Grabenhorst indicated most lenders will not lend for a manufactured home older than 1994 but was not sure if a lender would lend on a non-HUD certified manufactured home and Mr.

Grabenhorst indicated he did not think so.

Ms. Mikkelson asked if anyone wanted to discuss the DLCD letter, specifically the comment regarding parking? Brandon indicated the PC does not have to go along with the DLCD request. There were no comments by members to make any change.

Brandon commented about some ADUs could be built on-site and Mr. Monders asked about building permits that might be required. Brandon replied the limit is 200 square feet before a building permit is required and Mr. Grabenhorst added when a property owner attempts to put in electricity or water that would trigger a permit. Brief discussion followed on enforcement for property owners that attempt to build an ADU without any permits.

With no further discussion, Ms. Mikkelson asked if the PC was ready to make a recommendation? Mr. Person replied he would like the PC to consider changing the list of standards to allow manufactured dwellings. Brandon indicated it appeared three members seemed interested in making that change. Mr. Person asked if the 900 square foot limitation was an adjustable number where a variance to allow 1,000 square feet could be requested? PC members replied the variance or adjustment was only for nonconforming ADUs to allow them to become legal. Mr. Monders added the size of the properties in the urban growth boundary probably won't allow for manufactured dwellings as ADUs – he seems them mostly being tiny houses. Mr. Person replied they should be allowed and it would be up to a home owner to see if it would work. Mr. Long commented most parcels wouldn't have enough space for a manufactured home to located in a backyard or to get one into the backyard. The group briefly discussed the size of lot needed to accommodate a primary dwelling and an ADU. Brandon replied he feels some of these will be attached, such as above a garage. The group discussed the impact of allowing a type of ADU that is not HUD certified and how that might impact financing or renting.

Mr. Grabenhorst made a motion to approve the draft list of ADU-related standards as written in the staff report prepared for the August 1, 2017 public hearing. The motion was seconded. Mr. Person stated he disagrees with the standard not allowing manufactured dwellings as another form of affordable housing and would like staff to research the various standards and what manufactured dwellings would meet. Brandon indicated the Board would be made aware of his request and why. Mr. Long asked if the City of Salem was allowing them, did they also include standards for manufactured dwellings to meet? Brandon replied he was not sure but would find out before the work session with the Board.

There being no further discussion on the motion, the motion passed, 8-1.

Brandon stated there will be a work session with the Board to discuss the PC recommendation on September 5th, 9:15 to 11:00. Any PC member is welcome to attend and Ms. Mikkelson and Mr. Grabenhorst will be attending.

2. Adjournment.

Mr. Fennimore added there are two subdivision applications the PC will be hearing on September 19th. There being no further business, the meeting was adjourned.