



# Marion County OREGON

## PLANNING COMMISSION

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George Grabenhorst - Chair  
Mike Fischer - Vice Chair  
Stanley Birch  
Ryan Evenson  
Mike Long  
Carla Mikkelson  
Gary Monders  
Bill Sanders, Jr.

### AGENDA

**DATE:** December 2, 2008  
**TIME:** 6:30 p.m.  
**PLACE:** Senator Hearing Room, Courthouse Square Bldg.

Present: Planning Commission members Grabenhorst, Fischer, Long, Birch, Monders, Evenson and Sanders

1. Introduction of new members

New members Ryan Evenson, Stanley Birch and Bill Sanders, Jr. were introduced.

2. Public Hearing:

- SUBDIVISION/ADJUSTMENT 08-2. Request for conceptual and detail approval to subdivide a total of 17,883 square feet into 4 lots, with an adjustment to reduce the required 4,000 square foot minimum lot size to 3,826 square feet for one of the resulting lots. The property is located in an RS (Single Family Residential) zone at 4185 Monroe Ave. SE, Salem.

Joe Fennimore, Principal Planner, gave the staff report. John Rasmussen, Engineering, stated he met with the applicant and worked out some minor issues. The group discussed Lots 3 and 4 access and an updated design, number of driveways, alternative designs, impact of an easement on Lot 4's size, having only two driveways on Clara Court, and the adjustment request due to lot size.

Paul Sedoruk, applicant, testified he has possible design layouts that show the ability to build on lots of this size. He discussed a 20 foot corner radius design and gave the history of the property, including the half-street improvements in the area. Mr. Sedoruk explained he will use the approved subdivision as collateral for other projects, if it is approved. He explained the lots will be an average of 1400 square feet, and discussed setback issues and length of driveways. Mr. Sedoruk asked for a reduction in the required SDC fee for the intersection and when it is paid. The group discussed the SDC fee and when it is collected and whether the money would be spent on those improvements and when that might occur. Chair Grabenhorst asked if

the money would be returned if the improvements are not made? Karen Odenthall, Public Works, indicated if the improvements are not made after 20 years the money is returned. The group discussed the likelihood of the money being returned after such a long period of time. The group also discussed who should pay for improvements and whether the applicant should pay when the improvement is not in the immediate vicinity of the subdivision. Mr. Sedoruk testified the waterflow in the area is collected at a certain point where an improvement is being required and he does not feel concrete sidewalk and curbing should be placed over this area. He discussed design of the driveway to accommodate the overflow, increasing elevation 20-30 feet, wording in a condition on vegetation removal, parking, location of a post office box and designation of the existing building as a duplex.

There was no additional testimony or rebuttal by the applicant.

A motion was made and seconded to close the public hearing. The motion passed unanimously. A motion was made and seconded to grant conceptual and detail approval with the 9 conditions of approval outlined in the staff report with changes to 4 (b) subject to no conflict with 4 (i); change 4 (e) to 20 feet; change 4 (f) requiring the applicant to write a letter to the USPS attempting to remove the USPS box; and granting an adjustment to the minimum lot size; and allowing only two access points off Clara Court for Lots 1, 3 and 4 as condition of approval #10. The motion was seconded. A motion was made to amend this motion to remove condition of approval 4 (g) completely. The group discussed the amendment, the general area of the subdivision and development of this area. The amendment then passed on a unanimous vote. The original motion, as amended, then passed, 7-0.

### 3. Holiday snacks and discussion with new members

The Planning Commission members introduced themselves and identified the area they are representing, occupation and time as a PC member. The group held an informal discussion with the new members, including Measure 37, local economic issues, the SGO zone, etc.

### 4. Adjournment.

There being no further questions or comments the meeting was adjourned.