



# Marion County OREGON

**PLANNING COMMISSION**  
George Grabenhorst - Chair  
Mike Fischer - Vice Chair  
Stanley Birch  
Ryan Evenson  
Mike Long  
Carla Mikkelson  
Gary Monders  
Michael Shrock

## PLANNING COMMISSION MINUTES

**DATE:** August 17, 2010  
**TIME:** 6:30 p.m.  
**PLACE:** Marion County Senator Hearing Room

Present: Commissioners Fischer, Monders, Long, Evenson, and Birch  
Absent: Commissioners Grabenhorst, Shrock and Mikkelson

Vice-Chair Fischer called the meeting to order.

1. Work session:

- Proposed amendments to the Marion County Rural Zone Code.

Joe Fennimore, Principal Planner, summarized the history of the purpose for these amendments, which include incorporating changes to Oregon Revised Statutes, Administrative Rules, city codes and general updating and clarification of regulations. He then briefly reviewed the significant changes including amendments to update the code to more closely match the urban code, updates to definitions, incorporating past interpretations and policies, removal of unused or unnecessary provisions and chapters, general procedural and regulation clarification, and reference corrections. Mr. Fennimore continued outlining the major changes:

- Removing the administrative review section from Chapter 17.110 and combining with other determinations in a new chapter, 17.115.
- Revising adjustment criteria in 17.116 to be consistent with criteria in the urban zone code.
- General clean-up of Chapter 17.120 regarding solid waste disposal sites.
- Adding specific criteria for reducing setbacks from adjacent properties in farm or forest use.
- Revisions and additions to uses, permitted and conditional, in the resource zones.

Mr. Fennimore added staff received a request from a member of the public to consider adding provisions to the AR zone to allow events and public gatherings. He indicated staff does not support this request but if the PC chooses the request could be considered during a public hearing.

Mr. Fennimore concluded his presentation by outlining the PC's options to schedule a public hearing to receive testimony from interested citizens and provide recommendations, based on

testimony, to the Board of Commissioners or the PC could choose not to hold a public hearing and make recommendations to the Board based on work session deliberations.

The PC briefly discussed the proposed request by the member of the public regarding events on resource zones which is also being discussed on a state-wide basis. Mr. Fischer asked about vision clearance changes and Mr. Fennimore explained this change will help address the necessity to clear brush on a neighbor's property when putting in new access. Mr. Fennimore briefly went through the proposed new Administrative Review chapter, changes made to match the recently-adopted changes to the Rural Zone Code, and concrete aprons in the right-of-way. He indicated most of the changes were "housekeeping" or necessitated by changes from the Legislature. The PC questioned whether or not the surety bond of 125% was even possible and Mr. Fennimore indicated he would check with the engineering section.

The PC then briefly discussed the new issue of wind turbines as an accessory use if under 25% of energy use, 35 foot high limitations without an adjustment or variance. Mr. Monders asked about solar regulations he did not see in the zone code and Mr. Fennimore indicated he thought these were included by would do additional research.

Mr. Long asked what happens to property from former nurseries that have gone bankrupt but all of the area, or most, had been paved? The group discussed this situation but did not make any recommendations.

The PC then discussed having a public hearing and a motion was made and seconded to hold a public hearing. The motion passed unanimously, 5-0. A specific date was not given but the PC asked staff to consider late September or October.

## 2. Adjournment.

There being no further business, the Vice-Chair adjourned the meeting.