



# Marion County

## OREGON

### PLANNING COMMISSION MINUTES

#### PLANNING COMMISSION

George Grabenhorst - Chair  
Mike Fischer - Vice Chair  
Paulette Alexandria  
Stanley Birch  
Glenn Holum  
Mike Long  
Carla Mikkelson  
Gary Monders  
(vacant)

**DATE:** August 7, 2012  
**TIME:** 6:30 p.m.  
**PLACE:** Marion County Board of Commissioners Hearing Room

Present: Mike Fischer, Mike Long, Stanley Birch, Paulette Alexandria, George Grabenhorst and Carla Mikkelson

Absent: Glenn Holum and Gary Monders

Chair Grabenhorst called the meeting to order. As the public hearing applicant was not present, the Chair proceeded to item #2 on the agenda.

1. Update – County Rural Transportation System Plan.

Karen Odenthal, Public Works Engineering, provided background information on the RTSP project and indicated she is looking for information and feedback from various citizen groups. Ms. Odenthal presented the plan's goals and objectives, briefly, and explained most of them are in the current plan and have had only minor modifications. She did propose moving economic development "up" in the plan and include it as a goal. The PC generally agreed with that idea. Ms. Odenthal then asked the PC if they were interested in being part of the review process and, if so, how involved they would like to be? Chair Grabenhorst replied he is interested in being involved and the other members concurred. She added the review will take approximately one year and she hopes to finish by late spring, 2013. The group briefly discussed ways to be involved including attending meetings, holding meetings, attending an open house, reviewing material via email, etc. Chair Grabenhorst suggested Ms. Odenthal include the PC on her email list and that the group receive quarterly reports. The other PC members all agreed to that plan. Ms. Odenthal added the goals are very broad and the policies implement the goals. She reiterated some changes are due to the changes in our economy, which is proposed to now be goal 10. Roads may be maintained more in some areas and less in others, due to economic reasons. Ms. Alexander stated goals 10 and 11 are now very important. Ms. Odenthal asked for feedback on the importance of the various goals, which the PC briefly discussed. She briefly mentioned other groups she hopes to contact including bike groups. Ms. Odenthal concluded that reviewing the goals and objectives is the first step in reviewing the plan and briefly went through the chapters that will come up next, what each one is and how they relate to the overall plan.

2. Public hearing on SUB12-001. Request for conceptual and detailed approval to subdivide 9.94 acres into four lots. The property is zoned AR (Acreage Residential) and located at 6182 Fruitland Road NE, Salem. (T7S; R2W; Section 28A; tax lots 4400).

Joe Fennimore, Principal Planner, reviewed the staff report and the PC briefly discussed with him the minimum lot size for the zone and standard subdivision regulations. There were no further questions.

Applicant Tyron Simmons, 9240 Alaska St., Salem, testified that the staff report covered the issues and regulations and was straightforward to the point he had no additional comments. A PC member asked if there was any interest in building on these lots and Mr. Simmons replied there was and he has had inquiries including for the existing house. The PC briefly discussed the rural nature of the proposed subdivision, located away from the city and that the proposed easement could allow for future access to an adjacent undeveloped parcel. Mr. Simmons confirmed the subdivision will have wells and septic systems that will be 80 to 100 feet away. He added he lives in the area and the water is of good quality. Mr. Long stated he lived in that area before and the water and drainage is not an issue. Mr. Fennimore added those regulations will be conditions as they are required by Public Works engineering. Ms. Mikkelson stated she is concerned with so many AR-zoned areas in Marion County and will the city want to push out to incorporate those areas. If so, what will the county look like in 20 to 30 years? Ms. Alexander added she would like the other lot to access onto the main street in the area.

There being no further testimony, a motion was made and seconded to close the public hearing. The motion passed, unanimously. A motion was then made and seconded to grant conceptual and detail approval for SUB12-001 as outlined in the staff report, subject to the 9 conditions of approval. The motion passed unanimously, 6-0.

3. Discussion on candidates for the PC vacancy.

Tami Amala, Public Works Management Analyst, briefly reviewed the pending five applications for the PC vacancy. She asked if the members had any questions? There were none. She asked if the PC would like to make a recommendation of any kind to the Board of Commissioners? The PC all agreed it would not be appropriate to choose an applicant that lives in the City of Salem as there are several members already living in the greater Salem area. With one applicant remaining that did not live in Salem, Ms. Amala asked if the PC had any additional comments regarding Dennis Persons? The PC all agreed to recommend to the Board to interview Mr. Persons.

4. Adjournment.

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