



# ***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:** December 6, 2011  
**TIME:** 6:30 p.m.  
**PLACE:** Marion County Board of Commissioners Hearing Room

Present: Mike Fischer, Gary Monders, Mike Long, Stanley Birch, Glenn Holum and Paulette Alexandria

Absent: George Grabenhorst and Carla Mikkelson

Vice-Chair Mike Fischer called the meeting to order.

1. Presentation by Matt Knudsen, Public Works Environmental Services on Post-Construction Runoff Control ordinance and related engineering standards. Matt explained the history of the stormwater discharge program and how it relates to the national EPA program. The County's 5-year permit, issued through DEQ, expires at the end of February, 2012. Renewal of this permit will now require requirements covering erosion, illicit discharge, and post construction runoff. He explained this particular program will cover only certain parts of the county and new construction. Education outreach is a part of this program and includes various groups in the county, homebuilders group, Farm Bureau, etc. Ms. Alexandria asked about the choice of the areas covered under the proposed ordinance and Matt explained it was based on US Census data and is expected to be areas where future development will occur at a higher density than rural areas of the county. He clarified the highlighted areas on the map included in the presentation packet. Matt added that based on stakeholder feedback, it is likely the ordinance and program will be changed before final adoption. He continued that development approvals will likely be required to provide some type of runoff control system such as a rain garden, swale, etc. Maintenance will need to be provided and one issue being debated is who does that maintenance – the private property owner or the county. There are compliance and funding issues with who maintains these systems and is the reason for the significant debate. The ordinance includes fines if systems are not maintained. Part of the program will also include a manual on how to maintain the various systems. The system requirements will be included, in some way, on deeds to the property.

Mel Langdon, Public Works Engineering, explained engineering design standards will be required as part of the runoff control system. She reviewed a matrix of standards being proposed and have tried to be consistent with Salem and Keizer. Mr. Monders asked about existing property owners and Matt replied it is only for new construction or remodeling if they hit the threshold.

Matt continued that the ordinance includes engineering design standards. Property owners will decide which system to use as part of the permitting process. Ms. Alexandria asked about the various types of systems currently being used and Matt responded there are pipe systems, infiltration systems, etc. Mr. Holum asked what triggers the requirements and Matt replied it is by 10,000 sq. ft. of impervious surface but is likely to increase up to 1 acre, based on feedback from stakeholders. It can be new development or redevelopment. Ms. Alexandria asked if the intent is to replace existing systems and asked about cost. Matt explained it is meant to treat water prior to going into existing systems and will increase cost of building. Mr. Holum asked who will review submittals and Mel replied most of the system plans will be done by engineers and reviewed by engineers at the county level. Matt added there will not be a quantified review of results but will be measured at more general locations. Brief discussion followed on how the requirements are explained to customers and at what point in the process. Matt explained, again, how the program came about as a result of the Clean Water Act and the EPA has mandated.

Based on concerns with lack of funding for adequate enforcement, imposition of new regulations on only new development, and lack of quantifiable results, the PC members chose not to provide any specific feedback or endorsement of the proposed program.

## 2. Discussion on Rural Zone Code Updates

Joe Fennimore, Principal Planner, explained that the Board of Commissioners has initiated revisions to Marion County Code (MCC), Title 17 (Rural Zoning Code). The purpose of the revisions is to update the code to incorporate new legislation, policies, corrections, chapter reorganization and minor updating and clarification of regulations. Joe explained in reviewing these revisions the Planning Commission has the option of recommending its own additions and/or deletions or concurring with staff on any or all of the proposed changes. Once the review is completed the Commission may either schedule a public hearing to receive testimony and include that input in a recommendation to the Board, or choose not to hold a public hearing and make a recommendation to the Board on any or all of the proposed changes. Joe briefly reviewed some of the proposed changes including The proposed changes fall into several categories that include the following: amendments to update the code to match new State statues and administrative rules; amendments to update the sign chapter to include regulations specific to the Aurora State Airport; amendments to include past interpretations and policies; consider language requiring conditions of approval to be proportional to impacts, and minor reorganization of some provisions that are repeated in the resource zones.

The PC members all agreed to hold a public hearing to gauge public interest and comments. A work session could be scheduled to discuss testimony and comments after the hearing, if necessary. The PC members tentatively chose January 17, 2012 as the date (which was later changed to Jan. 24, 2012 due to scheduling conflicts).

## 3. Adjournment.

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