



# ***Marion County***

## **OREGON**

### **PLANNING COMMISSION**

George Grabenhorst - Chair  
Mike Fischer - Vice Chair  
Patricia Fischer  
Dan Goffin  
Mike Long  
Carla Mikkelson  
Gary Monders  
Ken Rasmussen

### **PLANNING COMMISSION MINUTES**

**DATE:** March 18, 2008  
**TIME:** 6:30 p.m.  
**PLACE:** Marion County Senator Hearing Room

Present: Commissioners Grabenhorst, Monders, Rasmussen, Mikkelson, M. Fischer, and Goffin

Absent: Pat Fischer, and Long

Chair Grabenhorst called the meeting to order and reviews the rules and procedures for the hearings.

1. Public hearings:

- SUB08-1. Request for conceptual and detail approval to subdivide a total of 0.68 acres into five lots and a major adjustment to reduce the required 12 foot dwelling setback from a private drive to 2.5 feet. The property is zoned RS (Single Family Residential) and located at 4273 and 4291 Munkers Street SE, Salem.

Joe Fennimore, Principal Planner, read the staff report for the record. Ms. Mikkelson asked about ownership of the two existing houses? Mr. Fennimore responded he didn't know but the applicant could provide that information during her testimony. Ms. Mikkelson asked if the houses are removed at some point will the 2.5 foot setback adjusted allowance be removed? Mr. Fennimore replied it would not as the approval is tied to the property and not to the existing houses. He added this reduction in setback will be included in an updated revision of the County Urban Zoning Ordinance.

Helena Zaichenko, 9410 State Street, testified as the applicant and indicated the request is just two partitions but as it involves two separate lots it is classified as a subdivision. Ms. Zaichenko stated the existing houses are rentals. She stated the area is rural and she is concerned with the Public Works proposed requirement for extensive road improvements as they would be inconsistent with the area and the road will never connect to any major road. Ms. Zaichenko provided pictures of the street.

Gino Barge, 920 Eldin Ave., testified he is not opposed to the development but concerned with increased traffic, water runoff and the proposed paving of Eldin Street, which is currently gravel.

Mr. Lewis (first name inaudible), 4265 Munkers, testified he is concerned with water runoff and drainage. Mike Fischer added Public Works will require drainage improvements which will help the current drainage issues.

Terry Story, 4290 Munkers, testified he is concerned with flooding and lack of water pressure in the area. The PC discussed the flow of water in the area. Mr. Story added traffic is bad in this area. The PC discussed the drainage problems and the problem getting worse as the area is developed.

Chair Grabenhorst expressed concern with Public Works condition of approval 4(c) as road improvements with sidewalk and curbs and paving will actually impact the ability for the area to drain. He explained more concrete will make the situation worse. Mr. Rasmussen added no road improvements may be a good idea in this case but wants to know where the storm drain and pipe go? The PC then discussed ponds that replaced wetlands in the area the requirements that may limit using the area. Mr. Goffin stated Public Works should look into a required wall that apparently was not put in when the Shopko development was built. Staff indicated the wall may be going up as buildings are completed, rather than as a whole project all at once.

A motion was made and seconded to close the hearing. The motion passed unanimously, 5-0. Mike Fischer did not participate in the motions or voting as he indicated he is abstaining from voting on this request as he has a business relationship with the applicant. Mr. Goffin stated he agrees with not requiring full road improvements that could add to the drainage issues. He wants a comment placed in the lot deeds that as the lots are developed and the stormwater system put in that the owners will develop the road at their expense. The PC discussed the existing system for stormwater drainage. The PC also discussed not paving Eldin Ave. SE to limit the amount of asphalt in the area and subsequent drainage issues. Ms. Mikkelson asked for specifics on what is required when Public Works reviews drainage systems? The PC and staff discussed this and the process which generally provides for more water storage when it rains.

A motion was made and seconded to grant conceptual and detail approval with the 10 conditions of approval outlined in the staff report, but eliminating #4(c). The motion passed unanimously, 5-0.

2. Adjournment.

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