



Marion County

OREGON

PLANNING COMMISSION
George Grabenhorst - Chair
Mike Fischer - Vice Chair
Patricia Fischer
Mike Long
Carla Mikkelson
Gary Monders
Ken Rasmussen

PLANNING COMMISSION MINUTES

DATE: May 20, 2008
TIME: 6:30 p.m.
PLACE: Marion County Senator Hearing Room

Present: Commissioners Grabenhorst, M. Fischer, Monders, Rasmussen, and P. Fischer
Absent: Commissioners Mikkelson and Long

Chair Grabenhorst called the meeting to order.

1. Review of proposed changes to the County's Sensitive Groundwater Overlay Zone regulations as proposed by the SGO subcommittee and comments from the Board of Commissioners.

Lisa Milliman, Associate Planner, reviewed the outline of proposed changes as recommended by the subcommittee and discussed with the Board at a recent work session. She went over in more detail those comments from the Board that differed from the subcommittee. The significant change is requiring a hydrogeologic review if the proposed new lots are less than 5 acres. Ms. Milliman indicated the subcommittee had suggested changing the threshold rather than implementing a different acreage minimum. She added both groups recommended eliminating the water use inventory test and implementing a groundwater monitoring program.

Ms. Milliman then went through highlights from the worksession with the Board and comments she received from two members of the subcommittee, Maria Kuplias and Carl Wozniak, who are concerned with details of the hydro review and subsequent peer review. She added these details, or guidelines, can be easily updated. The PC then discussed the State of Oregon Water Resources Dept. who has not commented further on assisting with the proposed groundwater monitoring program. The PC also discussed costs that, in part, will be covered by fees. Chair Grabenhorst added the County needs to update the computer system used so it matches the data from WRD and these efforts are worthwhile. He added the information collected should go to WRD to enter the data and put it into the correct format and sent back to the County. Ms. Milliman commented she thinks WRD will help with the change in computer formatting.

The PC then discussed standards set by WRD to the 200th of a foot and timing of static water levels. The PC discussed using a new form to report static water levels.

Mr. Rasmussen asked why create another new form? Chair Grabenhorst responded WRD is not getting the necessary information and haven't taken the time to create the new form that is more useful. This new form will be attached to well logs for everyone to see. Chair Grabenhorst added he is concerned the Stae won't oversee the data collection and get it online. The PC discussed the 200th of a foot and how that is measured.

The PC then discussed land left in the AR zones with an SGO designation. Staff indicated there are quite a few small lots south of Salem (386) that can be partitioned but less than 60 parcels that can be subdivided. Mr. Monders stated monitoring now won't give the County a lot of new information and this should have been done 10-15 years ago but it might come in handy if there is ever another Measure 37. He added data will prove areas to amend in the future. Mr. Rasmussen he feels the County should let the restrictions go completely as there is not much developable land left and focus on changing the map designations. Ms. Milliman added these new regulations will be in place if needed down the road. Mr. Monders stated these will affect some small lots that would have used the water use inventory test and will now have to do the review.

The PC reviewed the need to do an ordinance if the general test is a 5 acre minimum and cost and equipment needed for the monitoring. A motion was made and seconded to recommend the Board change the testing from .02 to .5. The motion passed unanimously, 5-0. Chair Grabenhorst stated staff needs to convey to the Board that the PC is concerned that WRD, without funding, will "marry" the County's data with information at the State. He added it would be a grave mistake, otherwise, the monitoring is useless. The PC asked to be notified of the Board hearing on these amendments. The PC also confirmed it is not interested in holding a public hearing and wants to refer it to the Board.

2. Adjournment.

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