



Marion County OREGON

PLANNING COMMISSION

George Grabenhorst - Chair
Mike Fischer - Vice Chair
Stanley Birch
Ryan Evenson
Mike Long
Carla Mikkelson
Gary Monders
Bill Sanders, Jr.
Michael Shrock

PLANNING COMMISSION MINUTES

DATE: September 1, 2009
TIME: 6:30 p.m.
PLACE: Marion County Senator Hearing Room

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

Vice-Chair Fischer called the meeting to order.

1. Follow-up Work Session on Proposed Amendments to the Urban Zoning Ordinance.

Brandon Reich, Associate Planner, briefly reviewed the proposed changes to the floodplain chapter, indicating these changes will reduce the cost of flood insurance premiums, contains new definitions, regulates flow-through vents, and updates reference wording. The PC briefly discussed options for floodproofing, the Community Rating System, impact to new additions and other code regulations.

Joe Fennimore, Principal Planner, began review of the remaining chapters not reviewed at the previous meeting:

Chapter 26: Review of changes including mobile food vendors, dead-end street standards from the city which are open to interpretation, and a member indicated section 26.814 (b) has a typographical error.

Chapter 27: an error in section 27.13 (c) was noted; Mr. Monders felt the proposed changes in section 27.53 should not be adopted as it is way too much regulation. Ms. Mikkelson agreed that it is too much detail for a small area. The remaining members agreed that the County's Environmental Services Division should incorporate these types of regulations into a countywide program and not through the zoning codes.

Chapter 28: Mr. Fennimore explained sight-obscuring regulations; there were no comments.

Chapter 29: Mr. Fennimore explained the weed ordinance and program, which is now covered in the zoning codes; no additional comments.

Chapter 30: Mr. Fennimore explained the changes mesh county standards with City of Salem and the biggest change is in bicycle regulations. Several members indicated 30.06 should only apply in the Salem urban growth boundary and is a landowner issue.

Ms. Mikkelson stated she wants to encourage bicycle riding. The PC all agreed to apply these regulations only in the City of Salem UGB. Mr. Fennimore to check and make sure these are current with Salem. The PC then discussed small car parking and the problem is a lack of definition. The PC all agreed to match Salem's regulations but have these apply only in the Salem UGB. The group agreed to the same setup for section 30.12. The group reviewed the remaining changes including the clarified temporary parking areas. The PC again all agreed that section 30.19 should only apply to the Salem UGB to be consistent. The group commented they all hate to see small spaces and agreed to change it back to 8.5x15 and 30%.

Chapter 33: Mr. Fennimore explained the minor changes based on state law; discovered a minor typographical error.

Chapter 35: Mr. Fennimore explained the minor changes; no comments were made.

Chapter 36: Mr. Fennimore explained the minor changes; no comments were made.

Chapter 37: Mr. Fennimore explained minor changes and clarified a few issues; no comments.

Chapter 38: the PC discussed no liking section 38.03. Mr. Monders asked for more notice when the Board changes decisions or recommendations the PC made on general regulations or policies.

Chapters 39, 40 and 41: Mr. Fennimore explained the minor changes; no comments were made.

Chapter 42: Mr. Fennimore explained the minor changes and it was noted the chapter heading was misspelled; no comments were made.

Chapter 43: Mr. Fennimore explained the minor changes as most are related to changes in state law; no comments were made.

Chapters 44 and 45: Mr. Fennimore explained the minor changes; no comments were made.

Chapter 46: the PC discussed section 46.03 but made no changes.

Chapter 47: Mr. Fennimore explained the minor changes; no comments were made.

Chapter 48: Mr. Fennimore explained the minor changes as most are related to changes in state law; no comments were made.

Chapter 49: Mr. Fennimore explained the minor changes; one typographical error was noted; no comments were made.

The review of the chapters was concluded and Mr. Fennimore asked for direction on the next step. The PC directed him to make the discussed changes and return the final chapters for a final review. The PC set a September 15, 2009 date for the next meeting.

2. Adjournment.

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