



# Marion County OREGON

## PLANNING COMMISSION MINUTES

### PLANNING COMMISSION

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

**DATE:** September 15, 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. Final work session on Proposed Amendments to the County's Urban Zoning Ordinance

Joe Fennimore, Principal Planner, indicated he reviewed notes taken during the past worksessions and had prepared a cover memo outlining these requested changes:

- CR and CG zones allowing more than 1 dwelling unit: PC decided it is more of an urban use and doesn't need to be changed. The group discussed, further, and decided to leave it open as it is not possible to know trends for the future.
- Guest facilities: Mr. Fennimore reviewed the current regulations, which were changed recently, and indicated the current Salem code is very similar. The PC discussed the reason for the changes, ability to enforce, and discussed whether or not such facilities would be practical in the urban areas. The PC also discussed use of an RV for visitors. The PC directed staff to keep the proposed section as written, to match the rural code.
- Recycling: Mr. Fennimore indicated he checked with ES staff and no one else in the state has adopted these standards. He suggested if the City does adopt something similar he will bring the issue back to the PC for further review. The PC concurred.
- Parking chapter: parking, small car and van parking will only apply to the Salem/Keizer UGB areas as discussed. The PC discussed and concurred.
- Legislative amendments: Board wanted to change and the PC suggested it not be changed. The group discussed the process and agreed it should be left as is.

Mr. Fennimore indicated these were all of the possible changes the PC had discussed and asked if anyone had other issues or wanted further discussion? Various members indicated this covered all of their concerns. Mr. Fennimore asked if the PC wanted to hold a public hearing? The PC agreed as the Board had to hold a public hearing, there was no need for the PC to hold one, as well. Mr. Fennimore indicated he would continue to update the PC as the Board goes through the public hearing process. A motion was made and seconded to forward to the Board, the proposed amended changes of the Urban Zoning Ordinance with the changes recommended by the PC. The motion passed unanimously.

### 2. Adjournment.

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