



Marion County

OREGON

PLANNING COMMISSION MINUTES

PLANNING COMMISSION

Carla Mikkelson – Chair

Dennis Person – Vice Chair

Stanley Birch

Chris Enquist

George Grabenhorst

Mike Long

Rick Massey

Gary Monder

Britany Randall

DATE: February 4, 2020

TIME: 6:30 p.m.

PLACE: Senator Hearing Room, 555 Court St. NE, First Floor,
Courthouse Square Bldg., Salem

*Present: Stanley Birch, Chris Enquist, Dennis Person, Mike Long, Gary
Monders, Carla Mikkelson, George Grabenhorst, Rick Massey*

Absent: Britany Randall

Chair Mikkelson called the meeting to order.

1. Chair Mikkelson called for the first order of business to be the revision of the agenda. She asked to move the first item on the agenda which is the “Election of 2020 Chair and Vice Chair” to the third item on the agenda. There being no further changes to the agenda, a motion was made and seconded to move on to the first item on the agenda. The motion passed unanimously, 8-0.
2. Public hearing on SUB19-002, application of Dale’s Homes Inc. for conceptual and detailed approval to subdivide a 0.91 acre parcel into six lots in a RS (Single Family Residential) zone located at 4130 Milton Street NE, Salem. (T7S; R2W; Section 06CA; tax lot 1300).

Joe Fennimore, Planning Director, briefly reviewed the staff report for the Planning Commission. Chair Mikkelson asked if there were any questions for staff. There being no questions for staff, Chair Mikkelson requested that we move on to the applicants presentation.

Norman Bickell, representative for the applicant Dales Remodeling, testified that he didn’t have much to add to what Mr. Fennimore said about the case. Mr. Bickell stated that he was open for questions.

Mr. Monders pointed out that in the staff recommendations, recommendation number four, section e, is a road maintenance agreement. Mr. Monders asked Mr. Bickell if his client is in favor of the agreement, to which Mr. Bickell replied that his client is in favor of the agreement. Chair Mikkelson asked if the county had anything to add.

John Rasmussen, Public Works Engineering, added that condition e, is in regards to a Milton street road maintenance agreement. The agreement can be

seen more as a declaratory statement in which the applicant agrees that the county is not ordinarily responsible for the maintenance of the road. If the road is annexed sometime in the future and the city takes it over, this status can change. Mr. Monders asked if it is common for the county to not maintain local access roads. Mr. Rasmussen replied that that by statute the county cannot allocate expenditures towards the maintenance of local access roads. In the case of an emergency the allocation of expenditures will have to be brought up before the board.

Mr. Bickell added that the area is relatively flat and that there are no geologic hazards, he also added that the idea of the road needing maintenance in the future is pretty remote once it is built up to standards. However, he does appreciate that public works added that concern to the report, so that the property owners can address it in the future.

Chair Mikkelsen, pointed out that since the this area is eventually going to be annexed to the city of Salem, if they had considered the proposal from the city of Salem to join the proposals and convert it into a public road, and she asked why this idea wasn't considered?

Mr. Bickell added that because there are two separate owners, and they both had different ideas on what they wanted to accomplish with this case, they both decided that they did not want to go forward with that idea, especially considering the added costs to improvements of the property.

Mr. Long asked what would happen if the roads are annexed and what would be the status of these non-conforming roads? Mr. Bickell responded that the roads would be annexed in order to receive sewer service from the city of Salem.

Chair Mikkelsen asked if there were any other questions for the applicant's representative and as there were no other questions or comments, the hearing was closed for discussion. There was a motion for the approval of subdivision 19-002, the motion was moved and seconded.

Public Hearing SUB 19-003. Application of Dale's Homes Inc., on property owned by Victor Flores-Rodriquez, for conceptual and detailed approval to subdivide a 0.77 acre parcel into five lots in a RS (Single Family Residential) zone located at 4170 Milton Street NE, Salem. (T7S; R2W; Section 06CA; tax lot 1200).

Joe Fennimore, Planning Director, briefly reviewed the staff report for the Planning Commission. Chair Mikkelsen asked if there were any questions for staff. There being no questions for staff, Chair Mikkelsen requested that we move on to the applicants presentation.

Norman Bickell, representative for the applicant Dales Remodeling, testified that he didn't have much to add as this case as it is similar to the case mentioned above. He did add that he didn't find any objections to the staff recommendations for this case. Chair Mikkelsen asked if there were any questions for applicant's representative, seeing as there were no questions or

comments, the hearing was closed for discussion. There was a motion for the approval of subdivision 19-003, the motion was moved and seconded.

Joe Fennimore, Planning Director, briefly introduced two new staff members, Austin Barnes, Assistant Planner and Susana Garcia, Office Specialist 3.

3. Election of 2020 Chair and Vice Chair.

The first position that was up for election was the Chair position, George Grabenhorst was nominated. The other position that was up for election was the vice chair position, Chris Enquist was nominated. Nominations were closed, moved and seconded.

Dennis Person asked that we schedule a Planning Commission Meeting to discuss the special overlay water districts; he would like to talk about the peer review process. Joe Fennimore, Planning Director, asked that he email the planning staff to schedule it.

4. Planning staff update.

Joe Fennimore, Planning Director, updated the planning commission on the adoption of the Beekeeping standards by the Board of Commissioners. All recommendations were adopted except for the prohibition of selling bees or honey. They pulled that out of the standards, as it wasn't in the city code. One of the commissioners came back and pointed out that having seven beehives on a small lot didn't make much sense, so new rules were adopted. Also, Mike long and Gary Monders have decided to stay on the Planning Commission for another term, the roster will be updated and sent to all Planning Commission members.

5. There being no further business, the meeting was adjourned at 7pm.