



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 Monders
Britany Randall

DATE: January 23, 2018
TIME: 6:30 p.m.
PLACE: Senator Hearing Room, 555 Court St. NE, Salem

Present: Mike Long, Carla Mikkelson, Britany Randall, Stanley Birch, Chris Enquist, Gary Monders, Dennis Person, Rick Massey and George Grabenhorst
Absent: None

Chair Mikkelson called the meeting to order.

1. Election of 2018 Chair and Vice-Chair.

Chair Mikkelson opened the 2018 nominations for Vice-Chair. Mr. Monders nominated Dennis Person for Vice-Chair. There were no other nominations. The nomination was seconded and passed unanimously, 9-0.

Mr. Person nominated Gary Monders for Chair, but he declined. Mr. Massey nominated Carla Mikkelson for Chair. There were no other nominations. The nomination was seconded and passed unanimously, 9-0.

2. Public Hearing:

- Subdivision 17-003. Application of Alexander Bistrika for detailed approval to subdivide a 0.44 acre parcel into 4 lots in a UD (Urban Development) zone with automatic rezoning to RS (Single Family Residential) located at 4162 Auburn Road NE, Salem.

Joe Fennimore, Planning Director, reminded the PC that a public hearing was held on this application on September 19, 2017, at which point the PC voted to approve conceptual, did not approve the adjustment, and subject to obtaining detailed approval showing the lots could meet setback requirements without the adjustment. The applicant has submitted a new site plan that does meet all of the setback requirements. There were no questions from the PC.

Applicant Tim Saverchenko, 210 Bridlewood Ln., testified he kept all of the setbacks the PC kept and then changed the original site plan so that it met them. Mr. Monders stated it appeared that the applicant kept the number of lots and just changed the configuration of the houses? Mr. Saverchenko replied the design of the lots is the same but they found a smaller house design. Mr. Grabenhorst asked about the size of the house and he replied he didn't have that information but thinks the first floor is about 690 square feet and the

second floor is 800 or so square feet. Mr. Grabenhorst asked if the design is two-story and he replied, yes. Ms. Randall asked about access for the lots and Mr. Saverchenko replied Lots 3 and 4 will be from Travis Court and Lots 1 and 2 from Auburn Rd.

There were no other questions for the applicant. Chair Mikkelson asked if everyone had reviewed the two emails distributed by staff at the beginning of the meeting – everyone did. Mr. Rasmussen, Public Works Engineering, stated he met with the applicant to review the new site plan and he recommended a condition that they demonstrate proof that the setbacks have been met. Discussion followed on the fact that Building Inspection staff actually confirms setbacks as part of the building permit review. Chair Mikkelson asked about stormwater detention and Mr. Rasmussen replied he can now require detention as it is a subdivision as opposed to a partition, which it would have been if the design had been changed to only three lots. Mr. Birch asked about location of the detention and Mr. Rasmussen replied there are two easements and each will be access and drainage to collect and store water with an underground pipe. Ms. Randall asked about review capacity and he indicated it had been reviewed previously and there haven't been any changes.

There being no further discussion or questions for staff a motion was made and seconded to close the public hearing. The motion passed unanimously, 9-0. Mr. Grabenhorst made a motion to approve detailed approval of the subdivision as submitted with the second design, subject to the conditions listed in the conceptual approval. The motion passed unanimously, 9-0.

3. Discussion: Photovoltaic Solar Arrays in Farm Zones

This discussion was postponed.

4. Adjournment.

Mr. Person stated as being part of this Commission and has seen requests that he doesn't feel are quite right, asked if there are any tools to prevent bad development? Mr. Fennimore replied there isn't much subjective criteria in the existing Zone Codes. He added this issue is something the PC could consider when a code update is done later this year. Mr. Person commented he would like to see something along the area of quality of life. Ms. Mikkelson added anything the PC recommends will have to be approved by the Board. Ms. Randall added that could be challenging if the Code can't be subjective and asked if he has examples? Mr. Person discussed a subdivision near old railroad tracks that the final decision was more lenient than in other requests. The group briefly discussed this subdivision and others in in-fill areas that are difficult when trying to match existing homes, road issues, etc. The group then briefly discussed the Salem urban growth boundary and areas close to city limits.

There being no further business, the meeting was adjourned.