



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: July 18, 2017
TIME: 6:30 p.m.
PLACE: Senator Hearing Room, 555 Court St. NE, Salem

Present: Mike Long, Carla Mikkelson, Rick Massey, George Grabenhorst, Dennis Person, Chris Enquist and Britany Randall
Absent: Stanley Birch and Gary Monders

Chair Mikkelson called the meeting to order.

1. Welcome new members.

Tami Amala, Marion County Planning Division, introduced the new members, Chris Enquist and Britany Randall. The other members introduced themselves.

2. Work Session on accessory dwelling units (ADUs) in urban growth boundary areas of Marion County outside city limits.

Brandon Reich, Senior Planner, explained he did take this project to the Board of Commissioners for a brief update. The Board reviewed the information and had a few questions and feedback for the Planning Commission to discuss at this meeting. These are on the outline in bold.

The first is not allowing a manufactured home or modular as an ADU. Mr. Grabenhorst replied he prefers not to allow them and felt the PC provided sufficient reasons as to why not. Mr. Person asked about modular homes and why they should not be allowed? Mr. Grabenhorst replied those were not discussed and Mr. Person added modular homes are built to county specifications and should be allowed. The PC agreed modular homes should be allowed but felt ok with not allowing manufactured homes, even if the City of Salem approves their use.

Mr. Reich continued that the second question was regarding the definition of “attached, interior” and he will work on coming up with a better one.

Mr. Reich continued that, for parking, the City of Salem is not going to require additional parking spaces or driveways. He asked if the PC wanted to make any changes to the current proposed requirement of one driveway for interior, attached and two for a detached? The PC briefly discussed the intent not to put in a new curb cut and still comfortable with the draft as is.

Mr. Reich explained the City of Salem is going to allow a property owner to apply for an adjustment to the required standards, such as the maximum square footage or parking space. He asked if the PC would be interested in allowing adjustments? The PC briefly discussed allowing them to be approved by staff. After discussion, the PC indicated it was not interested in allowing adjustments. Mr. Reich indicated there is an issue with illegal ADU structures. With this new ordinance, it might be possible for a property owner to come in and, after making changes and obtaining the necessary permits, to bring the ADU into compliance. Would the PC be willing to allow these property owners an adjustment, if necessary, to make these legal? The PC discussed how much adjustment to allow to maximum square footage, for example. Several members agreed it is important to provide property owners the opportunity to make corrections and legalize an illegal structure.

Mr. Reich indicated those were the issues the Board asked for more feedback on and asked if the PC had any questions or issues. Mr. Person asked to discuss the standard about not requiring the primary dwelling to be owner-occupied. He suggested making it mandatory for the property owner to live in the primary dwelling for one year. His concern is the face of neighborhoods changing if there are too many rentals in an area. The PC discussed and comments included sometimes speculation buying for rentals actually improves a neighborhood, the difficulty in enforcing that standard, the need for affordable housing, and whether there will actually be many ADUs built as rentals, based on cost. The PC decided not to change the draft requirement.

Mr. Reich briefly went over the proposed schedule for the public hearing on August 1 and a work session the Board is having on August 22nd to discuss the outcome of the PC public hearing. The Board had asked one or two Planning Commission members to attend and George and Carla agreed. He then briefly updated the PC on the City of Salem process with their proposed ADU ordinance and legislative bills dealing with ADUs. Mr. Fennimore, Planning Director, added when the Legislature has concluded, staff will update the PC with any possible land use changes.

Mr. Fennimore added there are two potential subdivision applications coming in sometime in August with possible hearings in September.

3. Adjournment.

There being no further business, the meeting was adjourned.