



Marion County

OREGON

PLANNING COMMISSION MINUTES

PLANNING COMMISSION

George Grabenhorst – Chair
Carla Mikkelsen – Vice Chair
Scott Anderson
Stanley Birch
Glenn Holum
Mike Long
Rick Massey
Gary Monders
Dennis Person

DATE: May 19, 2015
TIME: 6:30 p.m.
PLACE: Senator Hearing Room
555 Court St. NE, Salem

Present: George Grabenhorst, Stanley Birch, Dennis Person, Mike Long, Rick Massey, Gary Monders and Carla Mikkelsen
Absent: Scott Anderson and Glenn Holum

Chair Grabenhorst called the meeting to order and reviewed the rules of the public hearing.

1. Public hearing:

Subdivision/Adjustment 15-002. Application of A. J. Development for conceptual and detail approval to subdivide a 2.65 acre parcel into 16 lots and an Adjustment to reduce the required 25 foot wide access easement serving proposed Lot 14 to 15 feet, in a RS (Single Family Residential) zone, located at 4175 Hudson Avenue NE, Salem.

Joe Fennimore, Principal Planner, reviewed the staff report with the Planning Commission. Mr. Person asked if it was possible to make the lots different sizes or configuration to meet the City of Salem requirements? Mr. Fennimore replied yes, but it would then become a legal and nonconforming subdivision when annexed into city limits. There were no other questions of staff.

Gerald Horner, 3290 Perkins St. NE, Salem testified as a representative for the applicant and stated he had prepared a revised subdivision layout for Lot 13 based on comments from the staff report. The layout was handed out to the PC. Mr. Horner discussed the required driveway width and possible layout options but wasn't sure how any other layout would work at this point. Mr. Monders asked as Lot 15 is bigger, could some of it be shifted to Lot 13? Mr. Horner responded that was possible and he could also move the property line for Lot 14 to the left. This would shorten up access to Lot 14 but it would still work. Mr. Monders stated otherwise Lot 13 will be tight after taking into consideration setbacks and other requirements. Mr. Horner testified he could also do more re-design and share with staff for approval. Mr. Massey asked about required frontage and Mr. Horner replied it is estimated and he has the maximum on the layout, which seems to be 30 to 35 feet. John Rasmussen, Public Works Engineering, responded he has talked with Mr. Horner on the plans and another option could be to split the difference between Lots 14 and 15 and have 10 feet on each lot, which works better to allow at least a single car driveway. Mr. Horner replied he has no objections to that suggestion and will work with Public Works on a final design. Chair Grabenhorst asked about water service and Mr. Horner replied the property is in the East Salem Sewer District.

There was no other testimony provided.

There being no further testimony, a motion was made to close the public hearing. The motion was seconded and passed unanimously, 7-0.

Mr. Long asked if a redesign is prepared by the applicant's engineer, would that require coming back for approval of Lots 13 and 14? Mr. Fennimore replied a condition could be included in any approval to address any minor redesign getting approval from staff. A significant revision would require additional approval by the Planning Commission. Mr. Monders asked how that might be worded? Mr. Fennimore replied it could be mentioned in discussion and that a final plat must conform to certain parameters as outlined by the PC.

The members then discussed the easement ending up at 20 feet, emergency vehicle needs, and not compromising the street width needed. Mr. Rasmussen suggested an easement straddling property lines and that would be ok for emergency services. Mr. Person stated his preference is to drop one lot and make it all work out with a new design. Mr. Monders commented that type of layout may not work with this being a cul-de-sac.

A motion was made and seconded to add a condition of approval, #10, that final approval of access to Lot 14 is through an easement that is split between Lots 15 and 13 for yielding a 20 foot easement to Lot 14. The PC discussed this motion and exactly how to word it. Mr. Rasmussen expressed concern with the end design driveway size.

A motion was made and seconded to grant conceptual and detail approval of SUB15-002 with the conditions of approval as written in the staff report and the tenth condition outlined in Mr. Long's motion. The motion passed, 7-0.

2. Adjournment.

Mr. Fennimore handed out a list of revised possible standards for the backyard chicken issue the PC previously reviewed. He explained the reasons why the changes recently made during a meeting with the Board of Commissioners. He added the Board asked for more research on lot sizes and zones and number of lots affected, which will be discussed at a future meeting of the Board. The PC briefly discussed why they came up with the recommended setbacks.

Mr. Fennimore indicated there may be another subdivision hearing coming up in the next month or two.

There being no further business, the meeting was adjourned.