



Marion County

OREGON

PLANNING COMMISSION MINUTES

PLANNING COMMISSION

George Grabenhorst - Chair
Mike Fischer - Vice Chair
Paulette Alexandria
Stanley Birch
Glenn Holum
Mike Long
Carla Mikkelson
Gary Monders
Dennis Person

DATE: March 5, 2013
TIME: 6:30 p.m.
PLACE: Marion County Board of Commissioners Hearing Room

Present: Mike Fischer, Gary Monders, Mike Long, Stanley Birch, Glenn Holum and Paulette Alexandria, George Grabenhorst, Dennis Person and Carla Mikkelson

Absent: None

Chair Grabenhorst called the meeting to order.

1. Work Session:

Review and discuss current Rural Zone Code regulations and process for home occupations in non-resource zones.

Joe Fennimore, Principal Planner, informed the PC that the request made by a citizen to allow events in the AR zone has been withdrawn. He stated the citizen has indicated his intent to attempt to receive approval for an event business through the existing home occupation process. Apparently this decision was due to the issues that have arisen during previous meetings where the proposal was discussed by the PC.

Mr. Person stated he would like to continue the discussion on events and home occupations in the AR zone. Mr. Fennimore then reminded the PC that the county resource zones are state law and cannot, at this time, be changed. He then briefly reviewed the conditional use and home occupation materials sent to the PC for the meeting. Mr. Fennimore added background information on home occupations and the how the regulations have changed over the past 20 years.

The PC discussed “grandfather” regulations and how those might apply to existing businesses that are impacted by restrictive changes. The PC also discussed considering allowing low-impact home occupations outside. (These were round-table and back-and-forth discussions and it was not possible to note individual comments). Mr. Birch added if the county were to allow some low-impact home occupations to conduct business outside, that opens up the possibility of having to look at every kind of use requested.

Generally speaking, the PC decided that the existing regulations are working, have been for years, and making broad changes to allow more outdoor and/or event type businesses

is not warranted at this time. Several members also expressed concern with the potential for noise and traffic issues if regulations were changed to allow more outdoor business and the difficulty in enforcing regulations.

Mr. Fennimore suggested the PC meet again to discuss any legislative changes to land use regulations after the session closes. The PC all agreed.

2. Adjournment.

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