



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: September 19, 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, Britany Randall, Stanley Birch and Gary Monders
Absent: Chris Enquist

Chair Mikkelson called the meeting to order.

1. Public Hearings:

- Subdivision 17-003. Application of Alexander Bistrika for conceptual and detailed approval to subdivide a 0.44 acre parcel into 4 lots, with an adjustment to reduce the required rear yard from 14 feet to 5 feet on proposed Lot 4, in an UD (Urban Development) zone with automatic rezoning to RS (Single Family Residential) located at 4162 Auburn Road NE, Salem.

Joe Fennimore, Principal Planner, reviewed the staff report. John Rasmussen, Land Development Engineering and Permits briefly reviewed the proposed engineering conditions. He added there are fewer than typically seen for a subdivision as their Capital Projects section of Public Works finished major road construction work in that area last year. The PC briefly discussed current road improvements with Mr. Rasmussen.

Tim Saverchenko, 210 Bridlewood, testified as the applicant that he concurred with the staff report findings and conditions.

John Branch, 484 Travis Ct. NE, testified he is an adjacent property owner and concerned with the narrow streets and additional traffic created by this subdivision.

Anthony Galenbeck, 473 Travis Ct. NE testified he is opposed because of the traffic in the area and parking issues. He also stated there do not appear to be garages proposed for the houses in this new subdivision. He concluded he would prefer the parcel be divided into only 2 or three lots.

There was no further testimony and the applicant declined rebuttal. Mr. Grabenhorst made a motion to close the public hearing. The motion was seconded by Mr. Massey and passed unanimously, 8-0.

The PC discussed the turnaround design and Mr. Fennimore indicated it was the same layout as proposed for this same subdivision back in 2005 that was never completed. There was also brief discussion on setbacks if there were only 3 lots allowed.

A motion was then made to reopen the public hearing to oral testimony only. The motion was seconded and passed unanimously. The PC asked the applicants to provide additional information regarding these questions.

Tim Saverchenko, 210 Bridelwood, testified the houses will have garages and discussed the easement proposed with the plan.

Heny Mroczkowski, 4182 Auburn Rd, testified he is opposed to the subdivision due to water issues in the area and the small size of the proposed houses.

A motion was then made and seconded to close the public hearing. The motion passed unanimously, 8-0.

The PC briefly discussed stormwater issues and that allowing only 3 houses would solve some of these issues. Mr. Fennimore added he was not sure if the PC could approve 3 lots as that would be a partition and not a subdivision. He would have to consult with county legal counsel. A motion was then made and seconded to direct staff to determine options the Planning Commission has if the decision is made to allow less than 4 lots. The motion passed, 7-1. Deliberations would continue at a later date to be announced and noticed.

- Subdivision 17-002. Application of West Coast Home Solutions, LLC for conceptual and detailed approval to plat a Planned Unit Development within the existing Bethel Park Planned Unit Development by creating 70 lots on a total of 36.38 acres in an RM (Multi-Family Residential) and AR (Acreage Residential) zone located at 5333 Faith Avenue NE, 9255 Portland Road NE, and 9250 Charity Avenue NE, Brooks.

Mr. Fennimore reviewed the staff report. Mr. Rasmussen provided a brief summary of engineering conditions and discussed the roads in the existing PUD and water detention.

Steve Ward, applicant's representative, 3841 Fairview Industrial Dr. SE, testified he concurs with the staff report and conditions but clarified two of the conditions had minor changes due to a change in the original request.

Barry Finley, 9263 Glory Ct NE, testified he is opposed to 70 lots and is concerned with narrow roads, and mentioned how the roads work now.

Thelia Finley, 9263 Glory Ct NE, testified she is concerned with the existing and proposed narrow roads.

Roger Peters, 9322 Glory Ct NE, testified he is concerned with the current lack of water pressure and what will happen with an additional 70 homes.

Mark Steele, 4755 Brooklake Rd NE, testified he is an engineer and representative with NORPAC, adjacent to this development. His company is concerned with the addition of so many non-agricultural neighbors and stormwater issues.

Erin Gruetzman, 4925 Rockdale St NE, testified she has a farm nearby and is concerned with the impact of farming practices on neighbors and how that will intensify with the additional 70 homes.

Steve Emerson, 9339 Charity Ave. NE, testified he is concerned with increased traffic, lack of curbs for the roads, and curbs should be put in when the additional 70 homes are added.

Eric Cullett, 9293 Glory Ct. NE, testified his is concerned with the narrow roads and increased traffic.

Daniel Sullenger, 9216 Grace Ave NE, testified he represents the Homeowners Association, and they are dealing with the narrow roads but concerned with tree removal when the development goes in.

Terry Beilke, 5459 Quince St. NE, testified he farms on Rockdale and it is hard to farm next to development and that will be even harder with the proposed homes so close to his property, and he feels there should be a center turn lane down 99E.

Zina Hernandez, 9328 Hope St. NE, testified she is opposed to the development. She just had a house built there and no one told her about the proposed development. She is also concerned with tree removal when the new homes are built and the potential low water pressure with the additional homes, possible flooding and narrow roads.

James Malkin, 5393 Faith St. NE, testified he is concerned with 54th St. as his house is right there. He wanted to know who owns the streets and what is required to get water from the county.

Steve Ward, during rebuttal, testified the request conforms to the Zone Code, a turn lane will be put in before the plat is recorded, and he and the developer intend to work with everyone to continue the one-way road design. He continued putting in curbs doesn't gain anything for property owners and it becomes a balancing act of needs. He also was not aware of the lack of water pressure and will look into it. Stormwater will be dealt with through improvements made during construction and are required by the State. Mr. Ward concluded existing property owners should work with the HOA on other improvements mentioned and they will also continue to maintain the open space area. Mr. Ward then described what happens with water if they need to shut it off during construction – a concern raised by Ms. Hernandez. The developer plans to save as many streets as possible and a 25 foot street would not improve the internal road system than proposed.

A motion was then made and seconded to close the public hearing. The motion passed unanimously, 8-0. There was no discussion before a motion was made and seconded to grant conceptual and detail approval, with the 9 conditions set forth in the staff report. Another member offered an amendment to the motion to include the clarifications Mr. Ward made during his original testimony on two conditions regarding 54th in Phase 4 and not requiring curbs to be installed as listed on page 10, #8). The amendment was accepted and seconded. The amended motion then passed, 6-2. Those voting against the motion did not provide comment.

2. Adjournment.

There being no further business, the meeting was adjourned.