



# Marion County

## OREGON

### PLANNING COMMISSION MEETING MINUTES

**PLANNING COMMISSION**  
George Grabenhorst - Chair

Chris Enquist - Vice Chair

Carla Mikkelson

Dennis Person

Stanley Birch

Mike Long

Rick Massey

Gary Monders

Britany Randall

**DATE:** July 21, 2020

**TIME:** 6:30 p.m.

**PLACE:** Willamette Room, 5155 Silverton Rd NE, First Floor,  
Public Works Bldg. 1, Salem

*Present:* George Grabenhorst, Rick Massey, Gary Monders, Stanley Birch,  
Mike Long, Dennis Person

*Absent:* Chris Enquist, Britany Randall and Carla Mikkelson

Chair Grabenhorst called the meeting to order at 6:30 PM

#### 1. **Trainings**

Susana Garcia, Planning Division Staff, talked about the trainings that are required for all Marion County volunteers. She went over the process of taking the trainings. She mentioned that only those getting re-appointed will receive an email from our Human Resources Department. Chair Grabenhorst asked about the rest of the members and she mentioned that as soon as their terms expire or are close to expiring Sherry from Human Resources will be emailing the Planning Commission members whose terms will be expiring. More information about the trainings is listed below:

- A. **New Volunteer Orientation E-Learning Modules** Like all county volunteers, advisory board members should be taking our New Volunteer Orientation (NVO). NVO covers important topics including county policies that are applicable to your volunteers. This includes ethics, workplace violence prevention, non-discrimination, as well as other topics that are relevant to volunteer service at Marion County. Volunteers should be completing NVO within 15 days of their first day of service.

Once your volunteer completes the e-learning videos, they submit a confirmation of completion. The NVO videos can be viewed at:  
<https://www.co.marion.or.us/HR/VOL/Pages/New-Volunteer-Orientation.aspx>

- B. **Advisory Board Orientation E-Learning Module** This video covers topics that are specific to advisory boards, such as public meeting laws, public records laws, responsibilities as a board member, etc. Like NVO,

volunteers need to submit a confirmation of completion. The training video can be viewed at: <https://www.co.marion.or.us/HR/VOL/Pages/Advisory-Boards.aspx>

## **2. Sensitive Ground Water Overlay (SGO)**

Lisa Milliman, Associate Planner gave a brief overview of the Sensitive Ground Water Overlay (SGO) Program. Mrs. Milliman stated that before she started at the county in 1999, it was really hard to be able to track down how much water there was in the area. Before the program was established, many cases would go to the Hearings Officer but there was not much information about the availability of Groundwater. One of the key benefits of the program was that it made Marion County compliant with Goal 5 Natural Resources as far as groundwater goes. It also allowed creation of lots that were smaller than 5 acres in size within the county in state designated groundwater limited areas (GLA).

Most of the other counties in Oregon have GLA's that have a 5 acre minimum. This minimum was determined by the state, and it is how much land they believe is necessary to be able to re-charge a well. Clackamas County later adopted a program similar to that of Marion County based off of our SGO program.

The SGO program was reviewed in 2002. According to Mrs. Milliman's notes, a few changes were made based off new findings from other studies. Between 2006 and 2007, Measure 37 was modified by Measure 49 which created more potential for development in the SGO Zone. Mrs. Milliman also pointed out, that the county is still processing those partitions. According to her records, we processed 12 up to 2008 and another 18 since.

In 2008, the County revised the SGO program after a review showed that the Water Use Inventory Program (WUI) was not working out as intended. The WUI program was meant to be a quick and easy model to identify properties that were clearly not in an area where ground water was limited and people were in danger of running out of water. The WUI was intended to keep people from having to go through the hydrogeology review when it was not necessary. Currently the WUI program is being used as a starting point for the hydrogeology reviews, which is a more in depth review of existing data and it has to be done by a registered geologist. It is then submitted for peer review by the county's hydrogeologist.

As a result of property owners hiring consultants to help with the application process, not many cases have been denied by the planning department. The consultants are a great resource in determining whether a case will be approved or not. In addition to the information provided, Mrs. Milliman also provided a breakdown of hydrogeology reviews presented for peer review per year. From 2007 to 2017 approximately half a dozen a year were presented for peer review. Between 2018 and 2019, that number increased to a dozen a year. After 2019 the number of hydrogeology reviews presented for peer review decreased again to 6 a year.

Joe Fennimore, Planning Director added that in 2007 after they made the changes to Measure 37, the average lot size had to be a certain size, 5 acres or more did not have to do the hydro review the smaller the lot size the more likely they were to be required to do the hydro review . Then in 2008 there was a subdivision that created lots that were smaller than 2 acres in size however they did not trigger a hydro review as the average was about 5.5. this triggered a modification within the measure that states that any lots that are less than 2 acres regardless of the average has to do a hydro review. 1338 so then we get into the Measure 37 cases particular partitions, you get 2 lots a house on each but Groudwater area, the max size the lots can be are 2 acres then those have to be hydro reviews.

1408 Chair Grabenhorst asked " How many more of those Measure 37 cases do you think are still out there?

Alyssa Schrems Associate Planner commented that we are working on a case right now. 1422 Mr. Fennimore commented that he was unsure of the number withing Marion County, however the state has a tracking system based off on the number of dwellings allowed.

1423 There are measure 37, 49 claims that just allowed you to have a house we had hundred per lisa

14:56 per chair G we are pretty short on AR zone lots

1500 lisa provided maps that give people an idea of how many lots are out there that can be .....

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