



Marion County **OREGON**

PLANNING COMMISSION 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 7, 2020

TIME: 6:30 p.m.

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

Present: Carla Mikkelson, George Grabenhorst, Rick Massey, Gary
Monders, Stanley Birch, Mike Long, Britany Randall,

Absent: Chris Enquist and Dennis Person

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

1. Public Hearing on SUB/ADJ20-002, application of Valley Remodelers, on property owned by the Becker Family Revocable Trust, for conceptual and detailed approval to subdivide a 1.38 acre parcel into 10 lots with an adjustment to reduce the required 70 foot minimum lot depth to 60 feet in a RM (Multiple-Family Residential) and RS (Single Family Residential) zone located 103 – 199 44th Ave. NE, Salem (T7S; R2W; Section 30DC; tax lots 700, 800, 900, 1000, and 1100).

Chair Grabenhorst asked that Alyssa Schrems, Associate Planner introduce herself as she is new to Marion County. Miss Schrems briefly reviewed the staff report for the Planning Commission. Miss Schrems asked if there were any questions for staff. Chair Grabenhorst asked that based on the information provided in the staff report, it was his understanding that there will not be any setbacks required for any new development and only for the existing development?

Miss Schrems confirmed that the information is correct and she added that based on the plans provided for the property, the existing development will be close to the rear yard property line and therefore any further development will meet the required 14 foot setback. Chair Grabenhorst asked if there were any other questions for staff, There being no questions for staff, Chair Grabenhorst requested that we move on to the applicants representative statement.

Brandie Dalton, Multi/ Tech Engineering, representative for the applicant Valley Remodelers, testified that Marion County Staff had done a great job of summarizing their proposal, so she wasn't going to re-summarize what has

already been said. However, she does want to make some clarifications about their proposal. They are taking a property that has existing structures on it, and they are looking at a 10 lot subdivision, that will be developed as infill lots. Also, they will be increasing housing opportunities and be making needed street improvements to the area. In her testimony, Ms. Dalton mentions that there were some deviations that needed to be made which were 60 foot lot depths instead of 70 foot lot depth as well as an adjustment for rear yard setbacks for existing structures on lots 6 -10.

She looked at the conditions of approval that were mentioned in the Staff Report and had questions about Condition A bullet point number one, is it from existing center line?

Britany Randall, Planning Commission Member, asked

Chair Grabenhorst added that if you look at the map that was included with the staff report, it appears that there is a setback between lots 3 and 4. Mr. Truett confirmed that there is. Ms. Randall then asked if townhomes 1 through 3 are attached and 4 through 7 are also attached. Mr. Truett confirmed that, the information is correct and Ms. Randall then asked what the setbacks are and if the applicant is asking for an adjustment to the setbacks. Mr. Truett was unsure and Mr. Fennimore added that he was looking at the Marion County Code to see what those are.

Gary Monders, Planning Commission Member, asked if all the townhomes have a common driveway between each other. Mr. Truett confirmed that they do share a driveway. He also added that there will be a blanket easement in the front and the back of the units for utilities and parking access. Chair Grabenhorst asked if there were any other questions for the applicant's representative, and Ms. Randall asked if the applicant had received any comments from the fire district in regards to the shared driveway. Mr. Truett stated that all comments were submitted when the applicant applied for the building permit.

Mr. Fennimore added that in regards to Ms. Randall's earlier question about the applicant needing to do an adjustment for the setbacks, they do in fact need to apply for an adjustment; however since the applicant had already filed an adjustment application, that can be added to the current Adjustment Application. Chair Grabenhorst asked if there were any other questions for the applicant's representative and as there were no other questions or comments, the hearing was closed for discussion. There was a motion for the denial of Subdivision/Adjustment 20-001, the motion was moved and seconded.

2. Planning Commission Next Meeting / General update, Mr. Fennimore informed the Planning Commission members that the next Planning Commission meeting is scheduled for July 21st, 2020. He also added that they will be talking about the Sensitive Groundwater Overlay (SGO) Program. Mr. Fennimore also informed the Planning Commission members of Lisa Milliman's retirement at the end of July.

The meeting Adjourned at 7:15 PM.