



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: June 16, 2020

TIME: 6:30 p.m.

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

Present: Stanley Birch, Chris Enquist, Dennis Person, Mike Long, Gary Monders, Britany Randall, George Grabenhorst

Absent: Carla Mikkelson and Rick Massey

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

1. Public Hearing on SUB/ADJ20-001, application of Progressive Design Builders Inc. for conceptual and detailed approval to subdivide a 21,700 square foot parcel into seven lots, with an adjustment to reduce the minimum lot width, in a RM (Multiple-Family Residential) zone located at 4165 and 4167 Lancaster Drive NE, Salem. (T7S; R2W; Section 7BC; tax lot 700).

Joe Fennimore, Planning Director, briefly reviewed the staff report for the Planning Commission. Mr. Fennimore asked if there were any questions for staff. Chair Grabenhorst asked that based on the map that was provided along with the staff report, his understanding is that with the new city of Salem standards, the property in question is considered a zero lot line therefore there are no setbacks. Mr. Fennimore confirmed that, the information is correct. He also added that there are some standards for setbacks if you have more than three separate units however this is not the case as the proposal is for the units to be attached.

Britany Randall, Planning Commission Member, asked if the city of Salem has a standard that only allows five units attached and then setbacks would be required. Mr. Fennimore said he would let the applicant's representative address the issue. 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 presentation.

Jed Truett, representative for the applicant Progressive Design Builders Inc., testified that he didn't have much to add to what Mr. Fennimore said about the

case. Mr. Truett stated that he was open for questions. Mr. Truett then asked Ms. Randall to repeat the question asked earlier and Ms. Randall stated that her question was in regards to the city of Salem's standards allowing five attachments in a row but setting some setbacks when that was present in a case, she doesn't believe that the city allows 7 units to be attached.

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. The vote was five to two to deny the case.

2. Request for information on Background of Planning Commission members. Mr. Fennimore updated the Planning Commission Members on an email request from the University of Oregon, asking for background information on the Planning Commission members. The Planning Commission members asked that we not provide the information being requested.
3. Planning staff update. Mr. Fennimore introduced the Public Works Director Brian Nicholas and asked that each one of the Planning Commission Members introduce themselves and to provide some background on themselves. They also talked about the next meeting and the location of the meeting.
4. Expiring Term. Mr. Fennimore asked Planning Commission Members Stanley Birch, Mike Long and Gary Monders if they would like to continue to serve on the Planning Commission, all three agreed to serve another term.
5. The meeting Adjourned at 7:15 PM.