



# ***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:** April 3, 2018  
**TIME:** 6:30 p.m.  
**PLACE:** Senator Hearing Room, 555 Court St. NE, Salem

Present: Mike Long, Carla Mikkelson, Britany Randall, Stanley Birch, Gary Monders, Dennis Person, Rick Massey and George Grabenhorst  
Absent: Chris Enquist

Chair Mikkelson called the meeting to order.

#### 1. Public Hearing:

- 18-001. Application of Chira Construction, Inc. for conceptual and detailed approval to subdivide a 0.75 acre parcel into 6 lots in a UD (Urban Development) zone with automatic rezoning to the RS (Single Family Residential) zone located at 4693 Auburn Road NE, Salem.

Joe Fennimore, Planning Director, reviewed the staff report for the Planning Commission.

John Rasmussen, Public Works engineering, answered a question about the LDEP requirement for private stormwater maintenance. He explained the current county requirements and the difference between private and public maintenance. The PC then discussed access and parking issues, what is required by the fire district, etc.

Karl Goertzen, 4753 Fir Dell Dr., testified that the applicant is in agreement with the staff report proposed conditions of approval. He then briefly discussed the proposed easement that will serve the 6 lots, width of the easement, and that he has received approval for the layout from the fire district. Mr. Goertzen added the development will have CCR's and those will include information for buyers regarding the private stormwater maintenance. Mr. Goertzen replied to questions about the shared private well, which is necessary as there is no water service available from the local water and sewer district or the City of Salem. He added the location of the well will be on the same lot as it is currently located.

Vladimir Chira, Sunnyside Rd SE, testified he has found house plans that will fit nicely on the lots.

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

Ms. Randall commented that she feels it is a good infill development and will thought out and should be approved. A motion was then made by Mr. Massey to grant conceptual and detailed approval as outlined in the staff report, with the 9 conditions of approval, including the revised LDEP comments. Mr. Granbenhorst seconded the motion and it passed unanimously.

## 2. Discussion:

- Creation of solar farm regulation work group.

Mr. Fennimore provided background on the issue of “solar farms” and that staff had been asked to work with the PC to form a work group of various stakeholders and PC members. The purpose of the work group is to review the existing proposed criteria for these facilities and provide recommendations to the Board of Commissioners. A tentative deadline is October 1.

The group briefly discussed the public hearing held by the Board and the issues and concerns presented at that hearing. Chair Mikkelson suggested Jim Johnson from the State of Oregon Ag Department be invited, as well as the Friends of French Prairie and perhaps someone from Friends of Marion County. All of the PC members expressed willingness to participate and agreed that using the regular PC schedule is best for all of them.

Chair Mikkelson suggested the list of potential work group members be shared with the PC via email for review and comment. The other PC members agreed that would work the best for sharing the information.

Mr. Fennimore concluded that he would send the information once the list has been created. It will also be reviewed by the Board and staff for possible suggestions.

## 3. Adjournment.

There being no further business, the meeting was adjourned.