



Marion County

OREGON

PLANNING COMMISSION MINUTES

PLANNING COMMISSION

George Grabenhorst – Chair
Carla Mikkelsen – Vice Chair
Stanley Birch
Mike Long
Rick Massey
Gary Monders
Dennis Person
(vacant)
(vacant)

DATE: July 19, 2016
TIME: 6:30 p.m.
PLACE: Senator Hearing Room, 555 Court St. NE, Salem

Present: Stanley Birch, George Grabenhorst, Carla Mikkelsen, Mike Long, Rick Massey, and Gary Monders

Absent: Dennis Person

Chair Grabenhorst called the meeting to order:

1. Public Hearing:

Subdivision 16-002. Application of Darma Real Estate Partnership for conceptual and detail approval to subdivide an 107.7 acre parcel into five lots in an UT-20 (Urban Transition – 20 Acre Minimum) zone located in the 15,500 block of Butteville Road NE, Woodburn (T5S; R2W; Section 11; tax lot 300.

Joe Fennimore, Principal Planner, reviewed the staff report for the Planning Commission. He then passed out a new set of proposed conditions of approval that staff recommended and not the ones in the staff report. He added the public hearing was continued from June 21st to allow the applicant time to work out issues with Public Works Land Development and Engineering Permits and conditions of approval. He concluded that the applicant met with the City of Woodburn and Marion County Public Works staff and all parties concur with the revised conditions of approval.

Carla Mikkelsen disclosed that she was part of a mediation group that came up with the UGB expansion that included this property and about one month ago she encountered the applicant's attorney, Steve Pfeiffer, and had a very brief chat. It was discussed that she was on the Planning Commission and that there was strong interest in developing the parcels and someone possibly looking at 100 jobs. Chair Grabenhorst asked if that conversation has influenced her in any way in her decision today and she indicated no.

Applicant's representative, Lee Leighton, 1515 SE Water Ave. Suite 100, Portland, Oregon testified their group has worked closely with the City of Woodburn, in conjunction with the City's Master Plan, to ensure there is an organized process for quality development. During this planning, it became clear to divide the property into 5 "bite size" pieces that could be brought to market and permitting more quickly than having to annex the property and then go through the subdividing process with the City, which could add months to the process. This is not to create development out in the county and the project is totally on track to be developed within the city. He has worked closely with John Rasmussen, Marion County Public Works Engineering. Basically, even if the potential purchaser does not buy the property, any future purchaser, under the County's current UT zoning, is limited and the conditions commit development of these properties to build Butteville Road to full improvements and county standards. The county would not end up with development occurring without street improvements. The property is within the Woodburn urban growth boundary and these improvements will be required in order to obtain city services. County staff has been very diligent in making sure to protect the County. Mr. Leighton reviewed the site plan and the new conditions.

Mr. Birch asked about street connectivity and Mr. Leighton responded most traffic will avoid intersections that have safety issues. He also discussed the greenway corridor along Seneca Creek, which is protected, and development will incorporate FEMA flood regulations. Base elevations of buildings will be around 7-8 feet. Ms. Mikkelson mentioned the City hopes to light the intersection in question and Mr. Leighton mentioned there are many ways to improve capacity and staff will work with the City to determine the best method. Ms. Mikkelson reiterated Butteville Road is very heavily used by farm equipment and is a tricky intersection and that factor should be taken into account. Mr. Fennimore stated he included an email received from ODOT that indicated there are no approaches from the state highway to the property. When the plan is done, if access is granted to the property the owner will have to go through the ODOT process. With regard to farm equipment, in the cross section, at the left-hand side looking north there is a shoulder, bike lane, travel lane, center lane, and another travel lane. On the Woodburn side, there is a bike lane, landscaped area, curb and then sidewalk. It is urban on one side and rural on the other. Ms. Mikkelson stated she thought during mediation it was determined they didn't want a sidewalk on that side and Mr. Fennimore responded that was the case on the west side. She added it has been over a year so that could be a wrong recollection. Mr. Leighton added the design configuration has been subject of a collaborative effort between the applicant and the county and in consultation with the City of Woodburn because this land will be annexed into the City and designated in the City of Woodburn Transportation Plan as a minor arterial all along Butteville Road. The appropriate standard there is to accommodate pedestrians with a sidewalk and bike lane. His recollection after reading the UGB documents is the concept is that the road be an urban Woodburn street on the east side and rural county road that supports the agricultural uses on the west side.

A motion was made by Ms. Mikkelson to close the public hearing. The motion was seconded by Gary Monders. The motion passed unanimously, 6-0. A motion was made by Mr. Monders to approve conceptual and detail approval for SUB16-002 subject to conditions staff revised on July 19, 2016. The motion was seconded and passed unanimously, 6-0.

2. Discussion on possible changes to the Marion County Zone Codes regarding recreational marijuana, pending the outcome of the November, 2016 election.

Joe Fennimore updated the PC that he is still researching possible regulations regarding recreational marijuana and asked if the PC members were available for a public hearing on August 16, 2016? Members present indicated they could all attend. The group briefly discussed this will be a public hearing, a packet will be mailed to the PC, notice will be sent to area advisory members, Marion County cities, concerned neighbors of existing grow operations, the Farm Bureau, etc.

Mr. Fennimore added that the Board recently adopted the zone code changes presented to the Planning Commission several months earlier, with one change to the limited home occupations that will no longer be required to sign an agreement and pay a small fee.

3. Adjournment.

There being no further business, the meeting was adjourned.