



Marion County

OREGON

PLANNING COMMISSION MINUTES

PLANNING COMMISSION

George Grabenhorst - Chair
(vacant) - Vice Chair
Stanley Birch
Glenn Holum
Mike Long
Carla Mikkelson
Gary Monders
Dennis Person
(vacant)

DATE: October 22, 2013
TIME: 6:30 p.m.
PLACE: Marion County Board of Commissioners Hearing Room

Present: Stanley Birch, George Grabenhorst, Dennis Person, Carla Mikkelson and Gary Monders

Absent: Mike Long and Glenn Holum

Chair Grabenhorst called the meeting to order.

1. Continued deliberations on SUB 10-002 for detailed approval to subdivide an 11.8 acre parcel into five lots and a variance to Marion County Code 17.110.800 to allow more than four parcels to be served by a private access easement in an AR (Acreage Residential) zone located at 16745 South Abiqua Road NE, Silverton.

Chair Grabenhorst reminded the PC that they were in discussion and deliberation on this Subdivision 10-002 and had asked staff to check on several issues.

Joe Fennimore, Principal Planner, explained he checked with the County Sanitarian who liked the idea of using a declaratory statement to advise future owners of lot restrictions. He also talked with someone from the County Assessor's Office who confirmed that the PC cannot make the applicant pay for any possible increased taxes due to the lane being paved. The staff person also indicated their office cannot create a separate tax lot on the improved lane section and/or charge that to someone else. The staff person estimated the possible increase tax could be \$320 a year, maximum but could be less than \$200-300 with the added value of the paved road. The staff person added the County cannot require this person be part of any maintenance agreement for that part of the road. Chair Grabenhorst stated this means he gets the benefit of using the road, that will be paved, but doesn't have to help pay for the maintenance and upkeep. Mr. Monders added the property owner can make that decision.

Mr. Person indicated he was concerned about the slope and leachfield and talked with the County Sanitarian who said she had looked at that but it would take a hydrogeologist to make further determinations. Mr. Monders stated if the proposed septic system layout won't work the County Sanitarian will require some other kind of system and his experience is sanitarians have learned not to approve a system if the soils aren't right. Most septic systems that

fail will use some kind of alternative system and there are lots of options. Mr. Person added the County Sanitarian told him systems near creeks will have special systems so those concerns are addressed, for him. Mr. Monders added he is not a soils expert but if the slope was an issue the county would not allow any septic.

The PC briefly discussed easement requirements and clarified the responsibility for the Lot 1 owner. A comment was made that sand filter systems on lots at the top could be required, or even on all of the lots which reduces concerns for the members. A comment was made that this gives more room for future needs as well and reduces the size of the drainfield by half and makes the slope less of an issue. The PC briefly discussed new septic system alternatives.

Chair Grabenhorst suggested a condition #17 requiring a declaratory system for Lot 1. Mr. Monders made a motion to grant detailed approval and adding a condition of approval #17 requiring a declaratory statement on Lot 1 of drainfields added to Lot #1 for Lots 4 and 5; approving the requested variance to allow more than four dwellings off a private drive. The motion was seconded and passed unanimously, 5-0.

2. Adjournment.

Mr. Fennimore indicated there is a subdivision applicant pending for condominiums on Lancaster Dr. with zero lot line but he is unsure of the possible hearing date at this time. The PC also agreed to seek a new Vice Chair at the next meeting, due to several members missing. There being no further business, the Chair adjourned the meeting.