



SCIO CITY COUNCIL ELECTRONIC MEETING MINUTES  
MONDAY January 11, 2021

**COUNCIL PRESENT:** Councilors Karen Eckhart, Joey Ferguson, Tom Meyer, Debbie Nuber, and John Whalen were all present via Zoom video.

**STAFF PRESENT:** City Manager Ginger Allen, Assistant City Attorney Jeffrey Clayson, and Administrative Assistant Cathy Martin were present via video.

**AUDIENCE MEMBERS PRESENT:** Hazel Hayes and Katrina Clouse, were present via Zoom.

**CALL TO ORDER:** Council President Debbie Nuber called the Regular Session of the Scio City Council to order at 6:00 P.M., followed by 30 seconds of silence to observe the flag.

**ROLL CALL:** Roll call was taken with Mayor Chadd Weaver excused and Councilor Tom Gray absent.

**APPROVAL OF CONSENT AGENDA:** Council President Nuber asked for comments.

*Councilor Ferguson moved to accept and pass the Consent Agenda as presented, Councilor Eckhart seconded. A hand vote was taken. Motion passed 5/0*

**OATH OF OFFICE:** Ms. Allen administered the Oath of Office to Councilors Ferguson, Eckhart and Meyer.

**PRESENTATIONS:**

- **Linn County Sheriff's Report – Presented by Sgt. Beth Miller, Linn County Sheriff** – Sgt. Beth Miller reviewed the monthly report for December (see report included in the council packet). The council welcomed Sgt. Miller to the City of Scio. Sgt. Miller stated that the Sheriff's office has a Deputy in training and once complete that deputy will be assigned to Scio. An announcement will be made as soon as that is complete. There were no questions regarding the report by the council.

**CORRESPONDENCE:**

- Thank you notes were received from the Scio Senior Citizens for the gifts certificates presented to them for the holidays.

**PUBLIC HEARING:**

- **PL2020-08, City of Scio – Amend Scio Zoning Ordinance Article 5, Sections 5.200 to 5.250 “Parking Standards”.**

Council President Debbie Nuber opened the Public Hearing at 6:07 pm. Ms. Nuber read the opening statements & reviewed the public hearing rules. She asked the audience members in attendance if they had any objections to the city council conducting the hearing or the notice that was sent. Ms. Hazel Hays and Katrina Clouse, who attended via video conferencing, did not object. Ms. Nuber then asked council members to declare any conflicts of interest regarding the application. There were none.

Planning Consultant Dave Kinney presented the city's application and staff report on the updating of the parking standards. The standard parking updates stem from requests associated with city property redevelopment in the downtown area of the commercial zone. For example the Main Street block most buildings occupy 80 to 100% of the lot. If someone wants to redevelop the lot, city code requires that they provide off street parking. This is not feasible given the fact that the buildings occupy a high percent of the lot. Should a new city hall be built the parcel on which it would stand cannot provide the needed parking spaces required by the parking standards at this time.

The next concern that the city had was that the standards had not been updated in the past 20 plus years. They do not comply with ADA requirements, parking space size requirements. We concluded that it was appropriate to update the entire chapter on parking and recommend that the council do that. City Engineer, Ryan Quigley has reviewed the standards, and made the following recommendations: On page 8 of the document, he has suggested that the size of the compact spaces be increased to 8 feet wide, to make them more conventional. Mr. Quigley will modify the tables and figures to be included on page 8. Mr. Kinney stated that on page 10 of the document, there is a reference to planning and design of storm drainage within a new parking lot. Mr. Quigley has suggested that a sentence be added to require that storm detention be provided within a parking area. What this means is that in a storm, water will be held in a parking lot and will be slowly released into the city storm sewer. The purpose is to keep the storm sewers from being overrun by storm water. An additional recommendation from the city engineer is that a clause should be added that requires all parking lots shall be striped to comply with ADA requirements and that all parking lots no matter what size should comply with striping. Mr. Kinney stated that he concurs with the suggested changes from Mr. Quigley.

Mr. Kinney stated that the Planning Commission held a public hearing on this matter in November. There were two people who provided testimony. One was from the Scio Historical Society Museum, who was concerned about meeting the parking requirements if they did any improvements or add any storage area. This would not apply to them if they added a new storage building, but would apply if they were to double the size of the museum. This is a hypothetical example. The other testimony that was submitted questioned the requirements and how they would apply to a particular use of property. The conclusion in their particular case is that they would not apply. The planning commission unanimously voted to recommend that the council adopt these changes. Kinney

noted that Katrina Clouse is a member of the planning commission and is taking part in this hearing. Kinney stated that this is a legislative amendment to the city's code.

Debbie asked why the map does not include all of the area in the commercial zone on the south end of town.

Kinney stated that in the areas that are currently in residential use within the zone were not added. Nuber stated that the two blocks along Highway 226 near the fire station are not totally commercial. Kinney stated that they are not.

Martin interjected that the commercial zone in the south area of town is similar to an overlay, while it is zoned commercial, the current use is residential. Nuber asked if a business wanted to go into that area, how this regulation would affect them. Kinney stated that with this new change they can count on-street parking. They would have options of installing parking or using spaces that are marked on the street.

Nuber asked if there was anyone who wanted to provide public testimony either for or against the application. Planning Commission Member Katrina Clouse stated that she had nothing to add.

There was no further testimony and Council President Nuber closed the Public Hearing at 6:23 pm.

## **REGULAR SESSION:**

### **1. PL2020-08, City of Scio - Presented by Dave Kinney, Planning Consultant**

Mr. Kinney stated that the Ordinance presented to the council has notes all the way through it, in order for the council to adopt the Ordinance, the notes need to be removed and the changes that Ryan Quigley, City Engineer, recommended need to be entered. If the council wished to proceed forward with the approval of the proposed amendment, a motion is required to approve the application and should direct staff to prepare the Ordinance for formal adoption at the February 8, 2021 Council Meeting.

*Councilor Whalen moved to approve the changes as suggested for PL2020-08 and bring it to the next meeting in its final form, Councilor Eckhart seconded. Motion passed 5/0*

### **2. Ordinance No. 618, An Ordinance Amending Ordinance 561 – Scio Zoning Code – Presented by Dave Kinney, Planning Consultant**

The final version of Ordinance No. 618 will be presented at the February Council meeting.

### **3. Council Work Sessions to Discuss Parks/Tree and Library Advisory Committee's – Presented by Ginger Allen, City Manager**

Ms. Allen spoke regarding the council's wish to have time to discuss the proposed By-Laws for the Parks & Tree Committee and a Library Advisory Committee. After discussion, a work session was set for January 25<sup>th</sup> from 6:00 pm to 8:00 pm. This work session will be for the council and staff discussion only, audience members will not be able to ask questions or participate in the discussion during the work session, but can ask questions and converse with council prior to the vote or ratification of the By-Laws. Ms. Allen stated she would re-send out the information on the proposed by-laws this week.

**CITY MANAGER REPORT:** Allen asked if there were any questions regarding her report. Allen briefly reviewed the report that was included in the council packet.

Ms. Allen stated the COVID Relief Grant was received. We now have to turn in the receipts for what we have spent. This reimbursement will allow the city to upgrade staff computers for remote connection, so that staff could work from home if necessary, purchase speed signs (public safety), among other things.

Allen stated that she is proposing that the City reinstate its regular business hours beginning the week of January 18, 2021. The Governor still has Linn County in Extreme Risk. The proposal will be to open the lobby area only. Ms. Allen stated that since the city hall does not have any awning over the window, this will allow people to enter to do business out of the weather. The library will remain closed. Councilor Whalen asked if someone would be able to use the outside window if they wanted to. Allen stated that the outside walkup window can be used by anyone who still does not wish to enter the building.

Ms. Allen stated that the name was put on the street sweeper this morning.

Ms. Allen stated that the city has received notice from NOAA that a heavy rain storm is headed our direction, expecting 2-3 inches of rain, Thomas Creek is not expected to get to action stage, possibly having issues with Peters Ditch. We had sand delivered today, in two locations – City Hall and SW 6<sup>th</sup> Avenue – sand/sand bags are available for anyone who needs it. This information is on the City's website/Facebook page.

Councilor Whalen asked about 6<sup>th</sup> street high water, who has responsibility for Peters Ditch. Allen stated that there is a lot of history. One of the main problems is the culvert on SW 6<sup>th</sup> Avenue, it is undersized, and it is the county's responsibility and is on their list to work on. The county road department did bring equipment following the last rain event and did some cleaning. According to the Scio Water District Irrigation System, every property owner that is adjacent to the ditch, has the responsibility to clean and maintain their portion of the ditch. The culvert is the county's responsibility. Whalen asked if there was anything that the city could do. Allen stated that in talking with Dave Curren, Linn County Road Department, that it might be prudent for the city to send letters from

the mayor and city council to the county commissioners. Ms. Allen stated that Mayor Weaver has already made contact with newly elected Commissioner Sherrie Sprenger to set up a meeting with her.

**CITY ATTORNEY'S REPORT:** Presented by Jeffrey Clayson – Mr. Clayson stated that the Attorney's Office is continuing to changes the Illegal Camping Ordinances. These ordinances essentially stop someone from putting a tent on public property and saying that they live there. There have been a couple of changes in the 9<sup>th</sup> Circuit Court, challenging some of the statutes. One of the state legislators is planning on introducing some legislation that would declare homelessness a national emergency. With this there may be some additional funds for cities to deal with the problem. He stated that they were not sure how this will be related to Scio.

**ITEMS FROM THE COUNCIL:**

Ferguson: Asked for an update on the Single Family Zoning Violations. Ms. Allen stated the property owner that was given until late January has successfully relocated the campers and the trailer will be moved out in the next month. The other property owners were given a February date. She has spoken with both Sgt. Miller and Deputy Graybill regarding the situation. They will be the ones to approach the homeowner if they have not been relocated. Ferguson added her thank you for the COVID grant work.

Eckhart: expressed her congratulations on the grant.

Meyer: Keep moving forward on what you are doing?

Whalen: Said all he can, the grant is pretty cool, nice job

Nuber: Stated that it will fill in for us in a lot of good ways.

**BUSINESS FROM THE PUBLIC:** Katrina Clouse, West Scio Rd, stated that they had a wonderful turnout for the Christmas Decorating contest, with over 2,000 views of the video handing out the stuff to the winners. Lamb fair is working on "Plan B".

Council President asked if there were any other comments, hearing none, she adjourned the meeting at 6:47 p.m.

The next regular meeting is scheduled for February 8, 2021 at 6:00 p.m.

Cathy Martin  
Administrative Assistant