



**SCIO PLANNING COMMISSION MEETING MINUTES  
WEDNESDAY, January 29, 2020**

**7:00 PM**

**CALL TO ORDER:** Planning Consultant Dave Kinney called the Scio Planning Commission to order at 7:00 p.m. as the commission will need to elect a new Chairman and Vice-Chairman.

**COMMISSION MEMBERS PRESENT:** Commissioners Richard Androes, Katrina Clouse, Ellie Ferguson, Ron Loewen, and John Whalen. Nicole Zedwick asked to be excused and Beau Buganski was absent.

**STAFF PRESENT:** Dave Kinney – Planning Consultant and Cathy Martin – Administrative Assistant

**ELECTION OF PLANNING COMMISSION CHAIR AND VICE-CHAIR:**

A motion was made by Androes, seconded by Whalen to nominate Ron Loewen as chairman. Mr. Loewen stated that he was going to make a motion that Beau Buganski be elected as Chairman since he wasn't here. Mr. Loewen stated he would not accept the nomination. Ms. Clouse asked if he would consider being Vice-Chair. He stated he would serve as Vice-Chair.

***A motion was made by Clouse, seconded by Androes, to elect Beau Buganski as Chairman and Ron Loewen as Vice-Chairman and close nominations. Motion passed 5/0***

As Commissioner Buganski was not in attendance, Vice-Chairman Loewen served as chairman for the remainder of the meeting.

**APPROVAL OF MINUTES:** The minutes of the October 23, 2019 meeting were reviewed. Martin advised the commission of a couple of errors, first was the date of Cliff Wooten's retirement should be 2019, item #3 – strike the note that says "Kinney-listen to tape".

***Commissioner Whalen moved, Commissioner Clouse seconded, to approve the October 23, 2019 as amended. Motion passed 5/0.***

**CORRESPONDENCE:** None

**BUSINESS:**

1. **Extension: PL2018-11 – Johnson – Site Development Review – Presented by Cathy Martin, Administrative Assistance** – Ms. Martin stated that the application was originally approved a little over a year ago, Josh and Kim Johnson received a site development permit that expired in December. As a condition of that permit, the building permit needed to be approved, they did get the application for the building permit submitted but did not receive the approval prior to the expiration. It did get approval by

the county earlier this January. They are also still working through some issues and will need to resolve those. Ms. Martin then read a letter to the commission from City Manager, Ginger Allen regarding the extension of the site development permit for KJ's Childcare with a recommended six month extension to July 1, 2020. A copy of the letter is attached. Joshua Johnson, Applicant, stated that this should be adequate time to complete the development. He stated that they are working with the county on the building permit/occupancy permit requirements. Commissioner Androes asked if it would not be better to grant an extension for 12 months, incase it takes longer to resolve any issues with other agencies. Kinney stated that the commission has the discession to extend it for a full 12 months should the commission choose to. Mr. Johnson stated that he thought that it could be completed within the next couple of months, but would appreciate the extra time.

***Commissioner Androes moved, Commissioner Clouse seconded, to grant a 12 month extension to December 1, 2020 (one year from the original expiration date). Motion passed 5/0***

At this time Dave Kinney introduced himself to Ellie Ferguson, welcoming her to her first planning commission meeting. He gave a brief overview of the planning commission. Ron Loewen also stated that the planning commission is really an advisory committee for the city council. The commission does not make policy, and we only apply the rules and regulations that have been established by council.

**2. Flood Ordinance Revisions – Presented by Dave Kinney, Planning Consultant -**

Mr. Kinney stated that this is one of those policy issues where the planning commission will make recommendations to the city council, these rules are placed on a community by the National Flood Insurance Program, FEMA and by the State of Oregon's Flood Plain Program as administered by the Oregon Department of Land Conservation and Development. Kinney reviewed the Flood Maps for the city of Scio (FEMA Flood Map and the 2012 Map from Linn County showing the flood inundation area during the 2012 Flood). FEMA and the State not only made revisions, but also reformatted the entire document. He then reviewed the first draft of the revisions with the planning commission, going over the document so that the commissioners could understand the proposed changes. He stated that there are "Text Boxes" that are notes that are included to try to explain what is going happening with the proposed changes. There are a couple of sections that staff will be conferring with Ms. Adair to determine appropriate language, etc. Commission members were asked to review the document before the next meeting so that further discussion could be held on the first draft.

Next proposed meeting is February 26, 2020, at 7:00 p.m. if there any applications or assignments from the city council which would require a meeting.

Meeting Adjourned at 8:09 p.m.

Cathy Martin  
Administrative Assistant