



**SCIO PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, February 26, 2020**

7:00 PM

CALL TO ORDER: Planning Chairman Beau Buganski called the Scio Planning Commission to order at 7:02 p.m.

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

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

APPROVAL OF MINUTES: The minutes of the January 29, 2019 meeting were reviewed.

Commissioner Clouse moved, Commissioner Androes seconded, to approve the January 29, 2020 as presented. Motion passed 5/0.

CORRESPONDENCE: None

BUSINESS:

1. Public Hearing: PL2020-02 – Ferebee Variance Section 3.040 Building Street Side Setbacks – Presented by Dave Kinney, Planning Consultant –

Chairman Buganski opened the public hearing on the Application of Sara & Terry Ferebee for a Variance to Scio Zoning Ordinance Section 3.040 Building Street-Side Setbacks, Application number PL2020-02. The planning commission members introduced themselves to the audience.

Buganski read the statement required under ORS 197.763(5). There were no questions or objections to the statement.

Buganski asked the planning commission members for declaration of Conflicts of Interest, Bias or Ex Parte Contact.

Planning Consultant, Dave Kinney presented the staff report (see attached). Kinney stated that the report does not include recommendation, however sample motions were given.

Buganski asked if the applicants had anything to add. They did not.

Buganski asked for proponents. There were none.

Kinney asked if anyone had any questions of the staff.

Clouse commented that sometimes having a layout, does not work.

Ferguson asked about locations of windows.

Buganski asked about the existing floor plan.

Ferebee stated that with the existing floorplan it is ideal to go toward street. They will have to put in new roof, as it will require a change to the roofline.

There were no further questions.

Kinney did not have anything further to add

Buganski closed the public hearing at 7:21 p.m.

Commissioner Androes moved, Commissioner Clouse seconded, to adopt the findings of fact as prepared and to recommend approval of the application of Sarah and Terry Ferebee for a variance to street-side setback requirements for a building addition at 38621 SE Ash Street in Scio. Motion passed 5/0

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

Mr. Kinney stated at previous meeting the commission members spent time going through the proposed revisions from the state on the new Oregon Model Code. Next step is for staff to contact DLCD representatives to have them review a couple of the proposed sections to make sure Scio's proposed language is acceptable.

Kinney shared with the commission that a land use planning consultant from Corvallis had contacted him regarding development of a parcel in the SW area of the city and that an application may be forthcoming.

Next proposed meeting is March 25, 2020, at 7:00 p.m. The meeting will only be held if there any applications or assignments from the city council which would require a meeting.

Meeting Adjourned at 7:30 p.m.

Cathy Martin
Administrative Assistant