



**SCIO PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, June 27, 2018**

7:02 PM

COMMISSION MEMBERS PRESENT: Commissioners Richard Androes, Beau Buganski, Dennis Thomas, and Nicole Zedwick. Ron Loewen and Cliff Wooten were excused.

STAFF PRESENT: Planning Consultant Dave Kinney, Administrative Assistant Cathy Martin

Commissioner Androes moved, and Commissioner Zedwick seconded, to have Dennis Thomas serve as Chairman for the meeting. Motion passed 4/0

CALL TO ORDER: Commissioner Thomas called the regular meeting of the Scio Planning Commission to order at 7:00 p.m.

APPROVAL OF MINUTES: The minutes of the April 25, 2018 meeting were reviewed.

Commissioner Androes moved, Commissioner Zedwick seconded, to approve the minutes of April 25, 2018 as presented. Motion passed 4/0

CORRESPONDENCE: None.

REGULAR SESSION:

- 1. Public Hearing – PL2018-05 City of Scio – Scio Zoning Ordinance Amendment – Chapter 13. Public Facilities and Streets** – Commissioner Thomas opened the public hearing at 7:05 pm. Thomas asked Kinney to proceed with the facilitation on the Public Hearing. Kinney stated that this is a legislative amendment to the Zoning Code. Kinney reviewed the hearing process for the audience members. Stated that the purpose of the meeting is for the City to hold a public hearing to consider a legislative amendment to update the Scio Zoning Ordinance 561 to add Chapter 13 – “Public Facilities”. This chapter includes updated public works standards that will apply to new development. At the conclusion of the Public Hearing the Planning Commission will deliberate and make a recommendation to the City Council.

Kinney presented the staff report. Mr. Kinney stated that the amendment is in order to comply with the goals and policies that have been adopted by the Scio Comprehensive Plan. Review of the code table of contents. Provides a simplified location of the public facilities standards that are exist throughout the various codes/comp plan. Place standard practices in one location. Big change is in the transportation standards. Diagrams of street standards, included drawings. Includes maps showing the type of street improvements. Table of street requirements. Substandard streets.

Kinney asked the planning commission if they had any comments or questions. There were none

Kinney asked the audience if anyone was in favor or against. The 3 audience members just wanted to ask some questions regarding development.

Arthur Zubets – 39033 NE 1st Avenue – asked what would happen if there is future development of the area near his residence, specifically where would the street improvements go. Kinney stated that future development would require some street development, whether this was through the use of private drive or dedication of additional right of way. It was acknowledged that it would be difficult to extend the right of way east due to the location of the structures on the lots.

Carolyn Neve – 39042 NE 1st Avenue – stated that a number of years ago, she served on the planning commission, and at that time the Fire Department indicated that there was not enough room to turn a fire truck around on NW 1st Avenue, east of Chapin park as there is not enough width between buildings. Kinney indicated that development of the larger parcels north of the homes at the end of NE 1st Avenue, cannot count on using it as a full street in the future. A development proposal would have to show proposed street access and until a proposal is submitted for review and consideration the city will not know what street improvements may be required.

Mrs. Neve asked if the city would consider developing the park at Thomas Creek Park instead of Chapin.

Nadji Vogel – 38930 NW 2nd Avenue – stated that she felt that most of the requirements in the new chapter is necessary. She stated that she was happy to see that there are options about putting in curbs and sidewalks, in some areas of town.

Kinney stated that he did not have anything to add to the Staff Report.

There was no further testimony and Thomas closed the public hearing at 7:44 pm.

Planning Commission Deliberation – none.

Commissioner Buganski moved, Commissioner Androes seconded, to recommend the City Council adopt the Zoning Ordinance Amendments Chapter 13, with the requirement that city attorney review park section prior to approval. Motion passed 4/0

- 2. Comprehensive Plan Update – Transportation Chapter** – Kinney stated that the maps included in the Public Facilities Chapter are an important piece of the Transportation Chapter. Kinney will have a draft of the Transportation Chapter at the August meeting.

3. Planning Commission Member Search – Martin stated that Nicole Meuret, who had served previously on the commission, was interested in serving on the planning commission but was unable to attend the meeting at the last minute.

The commission was advised that Kinney has some vacations planned during both the July and August regular meetings, so the next planning commission meeting has been scheduled for Wednesday, August 15th at 7:00 pm.

There was no further business and the meeting was adjourned at 7:56 pm.

The next regular meeting was scheduled for August 15, 2018.

Cathy Martin, Clerk
Scio Planning Commission