



**SCIO PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, September 27, 2017**

7:00 PM

COMMISSION MEMBERS PRESENT: Commissioners Richard Androes, Beau Buganski, Dennis Thomas and Cliff Wooten.

STAFF PRESENT: Planning Consultant Dave Kinney, City Manager, Ginger Allen

CALL TO ORDER: Chairman Wooten called the regular meeting of the Scio Planning Commission to order at 7:02 p.m. Karen Goodman and Ron Loewen were excused.

APPROVAL OF MINUTES: Chairman Wooten asked the board members to review the June 28, 2017 meeting minutes for discussion/approval.

While the board reviewed the June 2017 minutes Wooten asked staff if there was any information on a previous City Council recommendation to looking into additional signage in or around the Scio High School area. City Manager, Allen informed the board that City Council had previously instructed staff to look into that possibility in October 2016. Allen stated that she had discussions with both Gary Obery, ODOT Speed Zone Engineer and Darrin Lane, Linn County Road master. Obery informed Allen that a traffic study had been conducted several years back and he did not see the need for another study, and that he felt that the existing signage was sufficient.

Allen also stated that while speaking with Darrin Lane, Linn County Road Master she learned that too much signage can have negative impacts in school zones. Lane pointed out that a “40 mile per hour sign” existed further out of town, coming from Stayton direction. Lane told Allen that should the city ask ODOT for a new traffic study, Linn County would support those efforts.

Wooten then proceeded with the approval of the minutes.

Commissioner Beau Buganski moved to approve the June 28, 2017 minutes as presented, seconded by Commissioner Richard Androes with no discussion. Motion passed 4/0

CORRESPONDENCE: None

BUSINESS:

1. PSU Population Estimates –City Planning Consultant, Dave Kinney stated that this report is conducted every four years. The Linn and Marion county study was to be completed by June of 2017. The study projects population for the next twenty years, but it has a range going out for 50 years to 2067. The real numbers to look at are the projected numbers and growth from 2017 to 2035. Kinney pointed out that the drivers of growth in these studies are the bigger cities. As seen on the chart with Albany and Lebanon having the largest significant growth in Linn County.

Scio population in 2010 was 884 and in 2017 is 938 primary due to the new homes in the Thomas Creek Estates. Scio is projected to grow very slowly over the next 15 years. Kinney informed the commission that the information in this study would also have to be used for any future development in Scio and because the Scio Comp Plan was very close in accuracy to this study and comp plan upgrade was not needed at this time.

2. Nadji Vogel
38948 NW 1st Ave.
Scio, Oregon

Vogel talked to the Planning Commission about her desire to develop properties owned by both her and her son. Properties that lie within a flood plain, but sit on two separate lots. A) Vogel wishes to develop the high ground property with small living units, which Vogel believes to be zoned “multiple zoning”. B) Vogel wishes to develop a campground that would have RV pull in spaces for camping. She does not wish to have an RV Park, but a more rural camping experience similar to the Forest Service camping areas. She would like to have water and sewer for the RV’s use. Vogel told that commission that she is interested in knowing if these ideas are possible before spending money out of pocket. Wooten asked Vogel a series of questions about her plans and about development costs, if she had a business plan? Vogel also told the commission that she was approached by a potential client wishing to open a marijuana dispensary, in her building off of Hwy 226, and when they met with Dave Kinney they were given a series of development requirements (parking space requirements, storm drain connection, and street improvements) that Vogel feels drove off the potential client. Chairman Wooten said the board would take one issue at a time and began with the property development.

Seasonal Camp Ground: It was determined that Vogel could apply for a “conditional use permit” in a multi-family residential area. She was advised to prepare for future conversations by researching the septic options because RV Parks cannot be hooked up with lagoon septic systems, look into the costs associated with partial hooks up(water and electrical) and proceed with a conceptual drawing – site layout - for the “conditional use permit” for the city engineers review and for the next step of the conditional use permit. Vogel stated that based on the campground discussion she will more than likely move forward with the housing development first.

Requirements for Business Development on Hwy 226: Kinney took each of concerns separately and began discussions with the commission and Vogel. Challenge No. 1: Site parking and street improvements – easy answer, the code states that parking must be either on site or adjacent to any retail business. The difficulty on this project is that the building covers most of the site. Backing out onto Hwy 226 is not allowed by ODOT (thus parking limitations). Vogel asked if the parking could be modified, and it is conceivably possible, but the parking has to be located on site. Storm Sewer connection will be reviewed by staff. Challenge No 2: This is an existing business location – when you go through a change of use process, which this is, the new business would be required, by city code, to bring the street development up to current city standards. ODOT was willing to go along with the city deferral on Hwy 226 because it’s only a partial street improvement in that block. Wooten asked Vogel if she understood where she stands with the code and if she had any further questions? She said, “no”.

3. Maps of Existing and Future Street Improvements – This discussion focused on what roads and streets exist inside Scio city limits and who has ownership over the roads and streets. Kinney also discussed traffic counts, map legends, and street development (i.e. curbs, gutters and sidewalks, bike lanes, street crossing). Kinney went over the various levels of street development throughout the city and made recommendations for future street improvements. Kinney asked the commission to familiarize themselves with the provided street maps, and to be prepared to make street improvement recommendations to city council.

4. Model Code – Chapter 3.6 Public Works Facility Standards - Kinney shared with the commission the need for the City of Scio to clarify and revise the existing Model Code. With the final Transportation Packet being finalized this year, now is the time to complete updates to the Model Code. Please look through this material and mark it up. I will be bringing the city engineer into this process as well as Linn County. In particular please review the street maps and be prepared to go through the maps street by street when we meet again in October.

Commissioner Comments:

Androes – Asked about whether or not the city receives taxes from alcohol sales and if so could the funds be used for the kids. Wooten said it is probably going into the General Fund. Allen said that the city has not yet seen an increase due to the selling of hard liquor at the local super market. Allen referred Androes to budget process and invited him to next year’s budget meetings.

There was no further business and the meeting was adjourned at 8:37 pm.

The next regular meeting was scheduled for October 25, 2017, 7:00 p.m., Scio City Hall

Ginger Allen,
Scio City Manager

Scio Planning Commission