



**SCIO PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, October 23, 2019**

6:30 PM

Open House was held to honor Retiring Planning Commission Chairman Cliff Wooten

7:00 PM

CALL TO ORDER: Planning Consultant Dave Kinney called the Scio Planning Commission to order at 7:00 p.m.

COMMISSION MEMBERS PRESENT: Commissioners Richard Androes, Nicole Zedwick, Beau Buganski and John Whalen. Ron Loewen asked to be excused.

STAFF PRESENT: Dave Kinney – Planning Consultant, Ginger Allen – City Manager, and Cathy Martin – Administrative Assistant

ELECTION OF MEETING CHAIR: Beau Buganski volunteered to serve as the chairman for the meeting.

APPROVAL OF MINUTES: The minutes of the July 17, 2019 meeting were reviewed. *Commissioner Whalen moved, Commissioner Androes seconded, to approve the July 17, 2019 as presented. Motion passed 4/0.*

CORRESPONDENCE: Martin read a letter from Cliff Wooten, announcing his retirement from the planning commission effective October 3, 2019

BUSINESS:

- 1. Extension: PL2018-01 – Wolfgang Borchard/Sam Gray – Lot Line Adjustment – Presented by Dave Kinney, Planning Consultant** – Mr. Kinney stated that the city received a letter from Mr. Borchard on August 5, 2019, requesting an extension on the application for a Property Line Adjustment. A copy of the letter and the letter of approval area attached
Commissioner Androes moved, Commissioner Zedwick seconded, to grant the extension. Motion passed 4/0.
- 2. Public Hearing: PL2019-09 – Jeff Bergby – Minor Partition – Presented by Dave Kinney, Planning Consultant**

Meeting Chairman Beau Buganski opened the public hearing at 7:10 pm.

Mr. Kinney was asked to review the procedural process for the public hearing. Mr. Kinney asked if there were objections to the notice, or the planning commission to hear

the proposal. There were none. The planning commission members were asked about, bias, ex parte contact or conflicts of interest. They all indicated that they had none.

Mr. Kinney presented the staff report. He stated that the proposal from Mr. Bergby is to divide the property into 3 parcels at this time. The property is zoned Single Family Residential. City zoning ordinances allows for the creation of 10,000 sf lots. The proposed division of property has an area that is wide enough for a street to be created between Parcel 2 and Parcel 3 at the time of any future development of the Parcel 1. Future development of a subdivision on the property would require future extension of water, sewer and storm drainage systems. This proposal does not require that those future lots are shown.

Mr. Kinney reviewed the Land Division Ordinance Criteria and the proposed conditions of approval.

Kinney recommended that proposed riparian easement width be approved by the city engineer.

Jeff Bergby stated that he thought that the staff report was well done. Jeff stated that he intends to build a house on parcel 3 if the minor partition is approved. He further stated that he has cleaned out the ditch, removed tires, motors and other things that were blocking the flow. He has also met with a wetland specialist and purchased trees and other things to replant. Mr. Bergby stated that he did not have an objections to the conditions of approval.

Kinney asked for proponents. There were none

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Kinney asked if any of the audience members had any questions regarding the proposal.

Annisa Zelinka, 38761 Garden Drive, asked about the flooding impact. Building, clearing what kind of impact does it have on the area. If build on parcel 1, road impact, garden drive is kind of a single lane. What does it look like.

Kinney addressed the storm drainage. The construction of a home on parcel 3 will have little impact on the ditch. A future subdivision of parcel 1 will require a storm drainage impact at the next time of development. As far of the road, figure 10 vehicle trips for a single homes. 6 new homes – spread over the 16 hour vehicle day is about 4-6 additional trips per hour. The road, is probably between 600 vehicle trips per day, currently is about 2-300 per day, Linn County may not required changes in the future, but a new development would look at those questions.

Debbie Goergen, 38744 Garden Drive, concern with the changing – water if floods would concern. Understanding 4 houses on front of property. Horses – what is happening.

Bergby stated at this time, parcel 3 is proposed to be built in the near future. Long term would be looking at removing of the old house and development on that area in the future along Garden Drive.

Kinney – future development will look at the storm drainage, requirement to provide information of impact of fill or grading to how it would affect the flow. This would be at the next stage of development. As far as how close to the ditch line, we do not know at this time would be reviewed at the time of the development. Because the property is located within the city limits and the urban growth area, a property owner can submit a proposal that meets the city ordinances. As far as the horses, it is not in the planning commission.

City Manager Ginger Allen stated that the city does not lock a person into a development plan until they are ready to submit a plan. Within the guidelines of the ordinances of the City of Scio. Mr. Bergby has been in has asked many questions. City has been working very closely with the applicant. Scio has major flood plain issue throughout the city. Allen thanked everyone for coming and asking questions.

Ms. Goergen asked about future development. Kinney looking at it that there is a possibility, and making sure that it could be developed in the future.

Mr. Bergby stated that there is no intention to build/divide in the immediate future.

Kinney asked if the planning commission members had any questions at this time.

Buganski stated that the applicant has indicated that he is ok with the conditions.

The applicant did not have any further to add.

Kinney recommended that the application be approved with the suggested conditions of approval.

Kinney closed hearing at 7:49 pm

Commissioner Androes moved, Commissioner Whalen seconded, to approve the minor partition application for Jeff Bergby at 38814 NW Garden drive, File No. PL 2019-09, subject to the conditions of approval as modified to allow the city engineer to set the storm drainage easement area and to adopt the findings of fact. Motion passed 4/0.

Kinney added that a notice of decision will be sent to the applicant

3. **Planning Commission Vacancies/Appointment** – Martin handed out copies of the applications for planning commission appointment. ~~Kinney—(listen to tape)~~

Commissioner Androes moved, Commissioner Whalen seconded, to recommend to the city council that Katrina Clouse become a planning commissioner. Motion passed 4/0.

Martin gave background on Ms. Ferguson who was not able to make the meeting tonight.

Commissioner Whalen moved, Commissioner Zedwick seconded, to recommend to the city council that Eleanor (Ellie) Ferguson become a planning commissioner. Motion passed 4/0.

4. **Kinney reviewed the council decision to deny the application by Hix Snedeker.** Council differed from the planning commission on how far the commercial zone extended. Council concluded the area of rezoning was no indication.

Based on discussion there may need to be added a sentence or two to the policies in the comprehensive plan for the location of the commercial extension to the south.

Next meeting proposed meeting is November 20, 2019, at 7:00 p.m. if there any applications or assignments from the city council which would require a meeting.

Meeting Adjourned at 8:06 p.m.

Cathy Martin
Administrative Assistant