



**SCIO PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, October 25, 2017**

7:00 PM

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

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

CALL TO ORDER: Chairman Wooten called the regular meeting of the Scio Planning Commission to order at 7:00 p.m. Karen Goodman asked to be excused.

APPROVAL OF MINUTES: The minutes of the September 27, 2017 meeting were reviewed. It was noted by Androes that the June minutes needed to be corrected to June 2017. Loewen asked about statement regarding lagoon system handling RV waste. Kinney stated that it may be a DEQ permit issue. Loewen stated that there is a process to go through.

Commissioner Androes moved, Commissioner Thomas seconded, to approve the minutes as presented. Motion passed 4/0

CORRESPONDENCE: A letter from Karen Goodman, resigning her position from the Scio Planning Commission.

Commissioner Buganski moved, Commissioner Androes seconded, to accept Karen Goodman's resignation. Motion passed 4/0

REGULAR SESSION:

1. **Public Hearing, PL2017-10-Lanz Variance** – Wooten opened the Public Hearing at 7:07 pm. The commission members introduced themselves and declared that they had no ex-parte contact.

Kinney presented the staff report. Application is for variance to be able to locate a storage building on the property at 38672 SW Gingko Street. The Thomas Creek Estates subdivision was designed with a flood storage area in the back yard. They are asking for a variance to place structure closer to property line than allowed by city zoning code. Map in the report shows storage area. The Variance criteria are located in Article 9 of the Scio Zoning Ordinance. These criteria are: 1) exceptional or extraordinary conditions that apply, 2) Necessary to preserve property right, 3) not detrimental to zoning code and 4) minimum needed.

Staff report shows maps, pictures, conditions, unusual conditions of the flood storage area. Moving the accessory structure closer to the rear property line does not pose a problem to the Lanz's or the neighbor. They are asking for the minimum. Granting the

variance would preserve the property rights for residence and accessory structure. Staff recommends approval.

Donna Jo Lanz, applicant, stated that they are interested in placing a 200 sq. ft. structure, for storage. The variance would allow them to place it on the higher part of the property out of the flood area.

Doug Mulvahill, contractor, stated that the variance will only affect 5 feet of the rear yard setback area, and the structure would be located out of the flood area. Earl Wilson, NW 2nd Avenue, stated that he had been at the property today and personally felt that it would be nice and a compliment to the area. Katrina Clouse, West Scio Road, stated that she appreciated that the staff report recommended approval of the application and supported the application.

Buganski asked about flood venting requirements. Martin advised non habitable structures placed above BFE have no vent requirements.

Wooten closed the public hearing at 7:17 pm.

Commissioner Loewen moved, Commissioner Buganski seconded, to adopt findings of fact as prepared and to recommend approval of the application of Alfred and Dona Jo Lanz. Motion passed 4/0

Kinney stated that staff will send out letter indicating 15 day appeal period.

Kinney advised the planning commission future amendment to Zoning Code for this type of property (corner lots) should be considered.

2. Maps for Transportation Chapter

Kinney reviewed preliminary base maps with the commission. He reviewed the type of streets. Discussion was held on the location of future improvements.

- Turnpike street – crown street with gravel shoulders
- ½ street improvements – curb/gutter/sidewalk one side – turnpike on other.
- Full improvements – curb/gutter/sidewalk both sides

Loewen stated that he is concerned with the placement of curbs/gutters on streets. He cautioned that the city should rebuild streets so that the water is not raised. Need to make sure there is no rise.

Kinney asked about other street projects that were needed within the city limits/UGB that were not currently on the maps. Wooten stated that improving the culverts on 6th street should be a priority.

Katrina Clouse, asked if SW 6th Avenue improvements would also address speeding. She stated that the city council talked of street improvements at the last council meeting.

Kinney reviewed series of questions with the planning commission regarding the public design standards to help with code development.

Wooten reminded commissioners to keep looking for other citizens to serve on the planning commission as we currently have two openings. He also stated that as soon as the Comprehensive Plan Transportation Chapter was completed he would be retiring from the commission.

There was no further business and the meeting was adjourned at 8:28 pm.

The next regular meeting was scheduled for November 29, 2017.

Cathy Martin, Clerk
Scio Planning Commission