



**SCIO PLANNING COMMISSION ELECTRONIC MEETING MINUTES  
WEDNESDAY, October 28, 2020**

**7:00 PM**

**COMMISSION MEMBERS PRESENT:** Chairman Beau Buganski, Commissioners Richard Androes, Katrina Clouse, Ron Loewen and Nicole Zedwick, were all present via video.

**STAFF PRESENT:** Planning Consultant Dave Kinney, Assistant City Attorney Jeffrey Clayson and Administrative Assistant Cathy Martin were present via video.

**CALL TO ORDER:** Planning Chairman Beau Buganski called the Scio Planning Commission to order at 7:05 p.m.

**ROLL CALL:** Roll call was taken with Commissioner Ellie Ferguson excused. There is one vacancy.

**AUDIENCE MEMBERS IN ATTENDANCE:** none

**APPROVAL OF MINUTES:** The minutes of the September 30, 2020 meeting were reviewed.

*Commissioner Zedwick moved, Commissioner Androes seconded, to approve the September 30, 2020 minutes as presented. A voice and hand vote was taken. Motion passed 5/0.*

**CORRESPONDENCE:** None

**AUDIENCE IN ATTENDANCE:** None

**BUSINESS:**

**1. Public Hearing: PL2020-08– City of Scio – Scio Zoning Code Text Amendments – Parking - Presented by Dave Kinney, Planning Consultant –**

Chairman Buganski re-opened public hearing at 7:06 pm to consider Land Use File #2020-08, Scio Zoning Code amendments; this is a continuation of the Public Hearing from August 28, 2020.

Planning Consultant, Dave Kinney, stated that at the August 28<sup>th</sup> meeting, the Fair Housing Council of Oregon made comments as to the lack of findings for the consideration of the Planning Commission. Kinney stated that a revised staff report was prepared with draft findings. Copies of the draft findings were provided in the planning commission's meeting packet, copies were also provided to the Fair Housing Council of Oregon, the Department of Land Conservation and Development as well as being posted on the city website. Kinney stated there were a couple of changes in the staff report from

the first hearing. 1) The findings were added to the draft ordinance. 2) Commissioner Loewen also asked for staff to take a look at the boundaries of the exempt area for parking standards. On the last page of the packet, a revised map has been prepared.

Kinney reviewed proposed map boundaries. He stated that he identified all of the commercial buildings in the commercial zone. He did not include area from SW 3<sup>rd</sup> Avenue to SW 5<sup>th</sup> Avenue along Highway 226 within the exempt zone due to number of residential homes in the area. He asked Loewen if this covered the area of concern. Commissioner Loewen stated that it does, that there is only one commercial building that is not covered by the map. Kinney stated that one problem with that lot is that it currently has both a residence and a commercial building on the lot, and is a distance from any other commercial buildings. The boundary map as proposed does cover the area that everyone was concerned with at the last meeting. Commissioner Androes asked about the property on SE Ash that was changed to commercial use. Kinney stated that it is similar to the property on the corner of Highway 226 and SE 5<sup>th</sup> Avenue in that there is a residential use as well as a commercial use and due to distance from the other commercial uses would not include it in the boundary for exemption. The rest of the area is mostly residential.

Kinney stated that FHCO submitted comments on the draft findings, they stated that the city did not have a table for future housing needs. This has been modified, to add a table. He reviewed the table with the planning commission. Kinney stated that this table was submitted to FHCO via email and they stated that the findings are adequate. Staff recommendation is to forward to the city council

Only other questions Historical Society – they should be exempt from any issues. Buganski asked if the planning commission members had any questions.

Buganski asked if there were any questions from the planning commission. There were none.

Martin stated that there have not been any questions regarding the application. The only questions were from Mr. Rebmann. The revised staff report was sent to him and he did not ask any further questions.

Assistant City Attorney Jeff Clayson stated that he sees no issues with the application.

Buganski closed the hearing at 7:17 pm.

***Commissioner Androes moved, Commissioner Loewen seconded, to recommend that the city council adopt the updated parking standards in Ordinance No. 617. Motion passed 5/0.***

Next meeting is to be announced. Meeting Adjourned at 7:19 p.m.

Cathy Martin, Administrative Assistant