

**City of Scio  
Planning Commission Minutes  
January 25, 2023**

**LOCATION:** SCIO CITY COUNCIL CHAMBER, 38957 NW 1<sup>ST</sup> AVENUE, SCIO

**Time Start:** 7:00 P.M.

**Time End:** 7:38 P.M.

**CALL TO ORDER**

The meeting was called to order at 7:00 pm by Planning Commission Chairman Beau Buganski. Role call was taken by Cathy Martin, Administrative Assistant.

**PLANNING COMMISSION MEETING ATTENDANCE LOG**

PLANNING COMMISSION	SCIO STAFF
Chairman Beau Buganski	Cathy Martin, Administrative Assistant
Commissioner Richard Androes	David Kinney, Planning Consultant
Commissioner Katrina Clouse	
Commissioner Ellie Ferguson	
Commissioner Ron Loewen	
Commissioner Nicole Zedwick	
Vacancy	

**AUDIENCE MEMBERS IN ATTENDANCE**

Brian Vandetta, Udell Engineering	Bradley Sandberg
Beverly Sandberg	

AGENDA	ACTIONS
<p><b><u>APPROVAL OF MINUTES</u></b></p> <ul style="list-style-type: none"> <li>• April 27, 2022 Planning Commission Minutes</li> </ul>	<p>Zedwick noted that the start time was incorrect in the call to order. Martin will correct.</p> <p>Motion from Commissioner Clouse, seconded by Commissioner Androes to approve the minutes of April 26, 2022 as amended. <b>Motion passed 5:0</b></p>
<p><b><u>BUSINESS</u></b></p> <p><b>PL2021-02 – Iceland Construction – Extension of Subdivision Approval</b> <b>10S01W18AC, Lot 900</b></p> <ul style="list-style-type: none"> <li>a. Presented by – Dave Kinney, Planning Consultant</li> </ul>	<p>Mr. Kinney introduced Brian Vandetta, Udell Engineering, who then addressed the commission regarding the extension request. Mr. Vandetta stated that a backlog in his office occurred, which delayed completion of final engineering plans for the project. The engineering plans have been completed and approved by the city Engineer and DEQ. They need to submit the DEQ 1200-C permit application, but want to wait until just be for the optimum construction period due to the time limits for construction that occur with the approval from DEQ. He stated that they are asking for extension to get through the construction season.</p>

b. Commissioner Discussion

Buganski asked about time needed to complete the process.

Mr. Kinney stated that the code does allow 5 years to complete the work with the engineering approval. Buganski asked if the project can be completed within the 5-year window?

Vandetta stated that he was confident that the completion can be obtained, provided that his client moves forward with construction.

Kinney stated that a motion was needed to grant an extension as the original approval required the project to be completed by a certain date. Loewen stated that he thought that they should be given the whole 5 years for the final completion. Kinney if they wanted to give them the 5 years for completion as allowed in the code, the final date for completion would be May 3, 2026 (five years from the original notice of decision)

c. Planning Commission Decision

Motion from Commissioner Loewen, seconded by Commissioner Zedwick, to extend the completion of the project to May 3, 2026 as allowed by code, on application number PL2021-01 by Iceland Construction. **Motion passed 5:0**

**PL2022-02 – Sandberg, Property Line Adjustment  
10S01W18AA, Tax Lots 5801, 5900 & 6300**

a. Staff Report – Dave Kinney

Dave Kinney presented the staff report. Kinney asked the commission to turn to the maps in the staff report. Bradley and Beverly Sandberg wish to set the property lines to match existing fence lines.

b. Council Discussion

Buganski asked about the bump out into the south property. Kinney explained that Sandbergs had previously encroached into the area when it was an undeveloped alleyway. With the city vacation of the alley, that area became property of Ms. Eckhart.

The other part of the property line adjustment with Jantz's is to adjust the property line so that the existing fence between the two properties become part of Sandberg's property.

c. Planning Commission Decision

Motion from Commissioner Loewen, seconded by Commissioner Clouse, to approve the property line adjustment and conditions of approval for File No. PL2022-02, as recommended. **Motion passed 5:0**

**ODOT/Highway 226 – Urban Design Review Fieldtrip**

Kinney and Martin spoke to the commission regarding the review of conditions with ODOT and City representatives, in order for ODOT to develop a plan for sidewalk/pedestrian crosswalk enhancements along the Highway 226 corridor from SE Ash Street to SW 6<sup>th</sup> Avenue.

**Planning Commission Vacancy**

- a. Staff report

Ms. Martin reminded the commission that there is still one opening on the commission. Loewen stated that he would be leaving the commission in the near future as he has plans to move to Nevada this calendar year.

**Adjournment**

The meeting was adjourned at 7:38 p.m.