



**SCIO PLANNING COMMISSION ELECTRONIC MEETING MINUTES  
WEDNESDAY, February 24, 2021**

**7:00 PM**

**COMMISSION MEMBERS PRESENT:** Chairman Beau Buganski, Commissioners Richard Androes, Katrina Clouse, Ellie Ferguson, 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 7:01 p.m.

**ROLL CALL:** Roll call was taken with all commissioners present. There is one vacancy.

**AUDIENCE MEMBERS IN ATTENDANCE:** none

**APPROVAL OF MINUTES:** The minutes of the October 28, 2020 meeting were reviewed.

*Commissioner Zedwick moved, Commissioner Androes seconded, to approve the October 28, 2020 minutes as presented. A voice and hand vote was taken. Motion passed 6/0.*

**CORRESPONDENCE:** None

**BUSINESS:**

**1. PL2021-01– City of Scio – Property Line Adjustment  
10S01W18AA, Tax Lots 1601, 3401 and 3500  
Presented by Dave Kinney, Planning Consultant –**

Planning Consultant, Dave Kinney, stated that this is not a public hearing. It is a property line adjustment, which has gone through staff review it also must be approved by the planning commission. Mr. Kinney asked the commission to refer to the map on page 5 of the meeting packet. The map shows that the city has an alley underneath the Scio Stop n Save Market that was never vacated. In addition, the city has a portion of an alley that is north of the market and the city staff and officials have had some discussion with the market. They would like to acquire the two areas identified as areas A and B on the map, which are east and west of the alley. The city would retain the remaining portion of the tax lot that has the bridge and park space. In order to do this, the city has to grant both parties a property line adjustment and the city will need to go through the alley vacation proceeding and adopt an ordinance to vacate the alley. The first step is the property line adjustment. If it is approved, then the city will proceed with the vacation of the alley. Udell Engineering has been hired to do a map and legal description of the property. A

final property line adjustment map will be filed with the county surveyor's office. This will clean up a bit of a property mess. City Attorney, Jeffrey Clayson, stated that Mr. Kinney covered everything and had nothing further to add. Kinney stated that he reviewed the application to make sure that it complied with the city requirements. He stated that it makes sense to combine the parcels and places it all on the tax roles which is good for the city.

Commissioner Clouse asked if they paid for it. Ms. Martin state that there is an agreement between the city and the store owners to pay a certain amount.

Kinney state that the commission has three options: 1) approve as recommended, 2) approve with modifications or 3) deny the application if the commission finds that it does not meet the criteria. Staff recommendation is to approve it as shown on the maps.

Commission Chairman Buganski stated that the city currently owns parcels A, B, and C on the map. The city is proposing to vacate C and then complete a lot line adjustment to add areas A, B and C to lot 3500. The city would retain the remaining portion of Lot 3401.

Martin stated that the area that is behind the new fence north of the store is the portion marked A, B and C (alley) on the map. The area behind the fence would become the store property.

Commissioner Loewen asked for clarification on area C "alley", as why it is being vacated and not sold.

Martin stated that the city in order for the alley to become real property, it has to be vacated, and when vacated, it goes back 50/50 to the original way it was platted. So the portion that is currently under the store would become part of that parcel, the portion between A & B would be split between these lots. The property line adjustment places it all into one parcel.

***Commissioner Loewen moved, Commissioner Androes seconded, to approve the Property Line Adjustment. Motion passed 6/0.***

Mr. Kinney advised the Planning Commission that there is a potential of having a land development application filed by Iceland Construction before the end of the month. The date the application is filed with the city will determine the next Planning Commission meeting, as a public hearing would be scheduled.

- 2. Planning Commission Vacancy** – Commissioner Zedwick asked if the vacant position was for someone within or outside of the city limits. Administrative Assistant Martin stated that the person needed to reside within the city limits due to the current commission members. Chairman Buganski stated that if you know of someone, to let staff know.

Commissioner Clouse asked if the planning commission has anything to do with the changing the downtown look or parks? Kinney asked if she was talking about façade improvements or streetscape? Clouse indicated that she was asking about both. Kinney stated that typically if a city receives money for a project like that, they will often refer it to their planning commission to give recommendations, but the ultimate decision is still with the city council. Clouse and Zedwick asked a couple of clarifying questions regarding potential improvements in the commercial area and who could work on a campaign of that nature. Kinney stated that they should get council approval before working on such a project. They would also need support from the property owners.

Next meeting is scheduled for March 31, 2021.

Meeting Adjourned at 7:16 p.m.

Cathy Martin, Administrative Assistant