

**City of Scio
Planning Commission Minutes
April 26, 2022**

LOCATION: SCIO CITY COUNCIL CHAMBER, 38957 NW 1 ST AVENUE, SCIO	
Time Start: 7:11 P.M.	Time End: 7:38 P.M.
CALL TO ORDER	
The meeting was called to order at 7:11 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 – via Zoom	
Commissioner Ron Loewen	
Commissioner Nicole Zedwick - excused	
Vacancy	

AUDIENCE MEMBERS IN ATTENDANCE

Derrick Mottern, SMTA	

AGENDA	ACTIONS
<p><u>APPROVAL OF MINUTES</u></p> <ul style="list-style-type: none"> • August 25, 2021 Planning Commission Minutes 	<p>Motion from Commissioner Androes, seconded by Commissioner Clouse to approve the minutes of August 25, 2021 as presented. Motion passed 5:0</p>
<p><u>BUSINESS</u></p> <p>PUBLIC HEARING</p> <p>PL2021-02 – Iceland Construction – Extension of Subdivision Approval</p> <p>10S01W18AC, Lot 900</p> <ul style="list-style-type: none"> a. Staff Report – Dave Kinney, Planning Consultant b. Commissioner Discussion c. Planning Commission Decision 	<p>Mr. Kinney stated that Iceland Construction has requested an extension, as per the Zoning Code, recommendation to grant the 1 year extension.</p> <p>None</p> <p>Motion from Commissioner Loewen, seconded by Commissioner Clouse, to approve the extension on application number PL2021-01 by Iceland Construction</p>

PUBLIC HEARING

**PL2022-01 – SMTA – Site Development Review
10S01W18AD, Tax Lot 5100**

a. Buganski – open public hearing at 7:15 pm

b. Declaration of Exparte Contact, Bias, Conflicts of Interest

c. Staff Report – Dave Kinney

d. Questions from the Commission

e. Applicant’s Presentation

for Extension of Subdivision Approval as recommended.

Motion passed 5:0

Buganski – opened the hearing at 7:15 pm.

Jeffery Clayson, Assistant City Attorney, read the opening statement for the Public Hearing.

All members of the Association

Buganski stated that he is on the board, has seen the same drawings that are in the packet.

Jeffery asked if everyone had any issues with Buganski service.

Buganski asked Derrick Mottern, SMTA CEO/General Manager to introduce himself. Stated that they have taken down the old warehouse and want to build a new building to secure vehicles near the operations building. 4 bays, restroom, shower,

Dave Kinney presented the staff report. City received the plans from Studio 3 Architecture on behalf of SMTA, proposed 2,190 sf building, 4 vehicle bays and restroom. Application has to comply with basic Commercial Zone, Site Plan Review, and Public Facilities. Public Facility requirements require, curb, sidewalk and street improvements. Conclusion – complies, recommend series of conditions of approval

1. Site plan be approved as on revised site plan.
2. Final Drawings, engineering plans, storm drain, final plan set.
3. Coordinate start of construction with city staff/engineer staff
4. As built drawings for public improvements
5. County will not issue building permit until all
6. Expire May 1, 2023 if applicant has not filed for a building permit, or ask for 1 year extension.

Buganski asked if it was in the flood hazard zone.

Kinney stated that it is outside of the flood zone.

Derrick Mottern, SMTA, stated that they agree with the conditions of approval. They asked for access to Ash Street, this has been approved by city staff. They are working on getting the engineering done. They will be blacktopping the entire parking lot.

<p>f. Public Comments</p>	<p>Buganski asked if the existing entrance will be modified.</p> <p>None.</p> <p>Hearing closed at 7:30 pm by Buganski</p>
<p>g. Council Discussion</p>	<p>Kinney addressed the commission regarding the process, Udell Engineering will submit plans to the owner, they will submit to city Engineer for approval.</p>
<p>h. Planning Commission Decision</p>	<p>Buganski asked if there were any questions</p> <p>Motion from Commissioner Androes, seconded by Commissioner Clouse, to approve the site plan review application SMTA's shop building at 38996 SE 2nd Avenue in Scio, File No. PL2022-01, subject to the conditions of approval and to adopt the findings of fact. Motion passed 5:0</p>
<p>Planning Commission Vacancy</p> <p>a. Staff report</p> <p>b. Commissioners Discussion</p>	<p>Ms. Martin reminded the commission that there is still one opening for an in-town position. Clouse has someone in mind.</p>