



**SCIO PLANNING COMMISSION ELECTRONIC MEETING MINUTES
WEDNESDAY, April 28, 2021**

7:00 PM

COMMISSION MEMBERS PRESENT: Chairman Beau Buganski attended in person, Commissioners Richard Androes, Katrina Clouse, Ellie Ferguson, were all present via video.

STAFF PRESENT: Planning Consultant Dave Kinney, City Engineer Ryan Quigley and Administrative Assistant Cathy Martin were present in person

CALL TO ORDER: Planning Chairman Beau Buganski called the Scio Planning Commission to order at 7:2 p.m.

ROLL CALL: Roll call was taken with Commissioners Ron Loewen and Nicole Zedwick excused. There is one vacancy.

AUDIENCE MEMBERS IN ATTENDANCE: Derrick Mottern, SMTA, and Brian Vandetta and Laura Laroque, Udell Engineering.

APPROVAL OF MINUTES: The minutes of the February 24, 2021 meeting were reviewed.

Commissioner Clouse moved, Commissioner Androes seconded, to approve the February 24, 2021 minutes as presented. A verbal and hand vote was taken. Motion passed 4/0.

CORRESPONDENCE: A notice of pending land use action from the Linn County Planning & Building Department was received. The property located on Robinson Drive is adjacent to the city limits. The applicant was requesting a lot line adjustment. Commissioners did not have any concerns with the proposal, no comments will be submitted to Linn County.

BUSINESS: Chairman Buganski stated that he would like the SMTA Property Line Adjustment agenda item to be handled first.

**1. PL2021-03– SMTA – Property Line Adjustment
10S01W18AD, Tax Lots 5100, 5200 and 5300
Presented by Dave Kinney, Planning Consultant –**

Planning Consultant, Dave Kinney, stated that he drafted the letter of decision on the Property Line Adjustment. and his recommendation to the city is to approve the consolidation of the three parcels owned by SMTA on SE 2nd Avenue into one parcel. His only concern is that was noted was regarding the City Sewer line that crosses the property. He stated if there is not an existing easement one should be included in the map and recorded.

Derrick Mottern, SMTA, gave a brief overview of the request. He asked when the easement should be recorded. Kinney stated that the sewer easement should be shown on the re-plat map that is filed with the county surveyor's office. Mr. Mottern stated that they intend to build a steel building for the service trucks with an additional wash bay.

Mr. Kinney stated that his recommendation would be for a motion to concur with the approval of the property line adjustment. Chairman Buganski stated that it seemed pretty straight forward, that the only thing being done was removing interior lot lines to create one lot. Commissioner Clouse agreed with that statement.

Commissioner Clouse moved, Commissioner Ferguson seconded, to approve the application number PL2021-03 by SMTA for a Property Line Adjustment. Motion passed 4/0.

**2. Public Hearing: PL2021-02 – Randy Nelson/Iceland Construction – Subdivision Replat – 10S01W18AC, Tax Lot 00900
Presented by Dave Kinney, Planning Consultant**

Chairman Buganski opened the public hearing at 7:10 pm. Commissioners were asked to declare any Ex Parte contact, Bias, or Conflicts of Interest that they may have regarding the application. Commissioners Androes and Ferguson stated that they did not. Commissioner Clouse stated that she did not, however, she noted that she is a realtor for the record. Chairman Buganski stated that he was friends with the applicant but did not discuss the project with the applicant.

Planning Consultant Dave Kinney reviewed the staff report. He stated that the application was to re-plat Block 6 of the South Addition to Scio, to remove lot lines and create four 10,000 square foot lots. He made a note that the original conditions listed in the staff report failed to include the requirement for a Non-Remonstrance Agreement to be executed by the Property Owner, if the planning commission approves granting a waiver of the street improvements on SW 3rd Avenue and the requirement for a Balanced Cut & Fill on the property.

Laura Laroque, Udell Engineering, representing Iceland Construction, presented a PowerPoint presentation regarding the proposal. See Attached. They stated that they agree with all of the conditions of approval proposed by the Planning Consultant.

Kinney added that some adjustments have been made to the original submittal to reflect staff recommendations, i.e. pavement width on Beech Street to include two full travel lanes, the walkway was also recommended to be narrowed down on Beech Street to keep people from parking on it, and to extend the concrete sidewalk on 4th Avenue from Cherry Street to Beech Street.

City Engineer Ryan Quigley, reviewed the streets/sewer system, specifically the Beech Street sewer line, which may cause some changes to the final design. There is some unknown information. There is a line that was discovered that connects into the manhole at

SW 3rd and Beech that was not on the Sewer maps. It is unknown how far that this extends south of the intersection and its condition. There is concern that the Beech Street line was the highest priority project area for I&I repairs. If the city allows connection to this line, then there may be some mitigation work that is needed to justify adding connections to this line. Staff can work through this process.

Kinney reminded the commission that the final design may vary from the proposal presented tonight as the city engineer will review and approve the final infrastructure plans. Kinney stated that he has two minor adjustments to the conditions of approval. 1) The property owner should execute and record in the Linn County Deed records a non-remonstrance agreement for future sidewalk and curb improvements along SW 3rd Street from Beech to Cherry streets and 2) Require a “Balanced Cut and Fill” for the drainage improvements.

Commissioner Clouse asked if the subdivision would only be for duplexes. Martin stated that stipulation allowing only duplexes or single family residences was placed on the property at the time of approval of the zone change from SFR to MFR. Kinney stated that the maximum density on the lots is two units.

Chairman Buganski stated that he appreciated the inclusion of the pedestrian flow and safety improvements.

There were no audience members present to testify in favor or in opposition to the application.

Buganski closed the public hearing at 7:27 pm.

Commissioner Androes moved, Commissioner Clouse seconded, to approve the subdivision application of Iceland Construction, Inc. and to direct the staff to modify the findings of fact and conclusions to reflect the Planning Commission’s deliberations and adopt the conditions of approval for File No. 2021-02. Motion passed 4/0.

- 3. Planning Commission Vacancy** – Commissioner Androes asked how long a person needed to be a resident of the city before they could serve on the planning commission. Administrative Assistant Martin stated that the person needed to be a resident for a minimum of 12 months.

Next meeting is tentatively scheduled for May 26, 2021. Martin stated that it will only be held if there is an application which would require a public hearing, at this time the city does not have any applications pending. She will advise the planning commission by May 7th regarding a

Meeting Adjourned at 7:30 p.m.

Cathy Martin, Administrative Assistant