

**City of Scio
Planning Commission Minutes
August 25, 2021**

LOCATION: SCIO CITY COUNCIL CHAMBER, 38957 NW 1ST AVENUE, SCIO
Public was allowed to attend in person, following COVID-19 protocols, or via Zoom.

Time Start: 5:00 P.M.

Time End: 5:31 P.M.

CALL TO ORDER

The meeting was called to order at 5:00 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 – via Zoom	Cathy Martin, Administrative Assistant
Commissioner Richard Androes – via Zoom	David Kinney, Planning Consultant - excused
Commissioner Katrina Clouse – via Zoom	
Commissioner Ellie Ferguson – via Zoom	
Commissioner Ron Loewen – via Zoom	
Commissioner Nicole Zedwick - excused	
Vacancy	

AUDIENCE MEMBERS IN ATTENDANCE

Nancy Hallin via Zoom	Kelsey Hallin via Zoom
Lisa Carlson	

AGENDA	ACTIONS
<p><u>APPROVAL OF MINUTES</u></p> <ul style="list-style-type: none"> • June 30, 2021 Planning Commission Minutes 	<p>Motion from Commissioner Clouse, seconded by Commissioner Androes, to approve the minutes of June 30, 2021 as presented. Motion passed 5:0</p>
<p><u>BUSINESS</u></p> <p>PUBLIC HEARING</p> <p>PL2021-05 – Nancy Hallin – Property Line Adjustment 10S01W18AA, Tax Lots 600, 601, 607 and 697</p> <p>a. Staff Report – Cathy Martin</p>	<p>Ms. Martin stated that Planning Consultant, Dave Kinney, drafted the letter of decision on the Property Line Adjustment. His recommendation to the city is to approve the application to modify the property lines and eliminate two of four parcels to create two residential lots. Mr. Kinney noted in the findings that the final location of the lot line between Parcel 1 and Parcel 2 may be adjusted north by up to 5’ to provide a larger setback from the existing home at 38771 NE Ash Street, as long as the lot size of each parcel is a minimum of 10,000 square feet. The Findings and Conclusions prepared by Mr. Kinney conclude that the applicant has complied with the application requirements and decision criteria for a</p>

b. Applicant's Presentation

property line adjustment as set forth in the Scio Land Division Code Chapter 8.5.

Nancy Hallin stated that her daughter Kelsy plans to place a home on Parcel 1 after the property line adjustment is recorded.

c. Public Comments

None.

d. Commissioner Discussion

None.

e. Planning Commission Decision

Motion from Commissioner Clouse, seconded by Commissioner Androes, to approve the application number PL2021-05 by Nancy Hallin for a Property Line Adjustment and conditions of approval as recommended. **Motion passed 5:0**

PUBLIC HEARING

PL2021-06 – Virginia Nelson – Property Line Adjustment 10S01W07DC, Tax Lots 600 and 700

a. Staff Report – Cathy Martin

Ms. Martin stated that Planning Consultant, Dave Kinney, drafted the letter of decision on the Property Line Adjustment. His recommendation to the city is to approve the application to adjust the property lines to include the shop building between the two homes on the same parcel as the home at 38843 NW Garden Drive. Lot 3 and Lot 4 of the M & M Subdivision would be consolidated into a single parcel. The Findings and Conclusions as prepared by Mr. Kinney conclude that the applicant has complied with the application requirements and decision criteria for a property line adjustment as set forth in the Scio Land Division Code Chapter 8.5.

b. Applicant's Presentation

Lisa Carlson, applicant's representative, stated the property line adjustment will allow her mother to prepare for the sale of the property. The shop always belonged with the house at 38843 NW Garden Drive it had just been placed on the other lot, which is a rental property. At the time it was built they didn't have the property line adjusted. Commissioner Clouse stated that this will make the property more valuable.

c. Public Comments

None.

d. Council Discussion

None.

e. Planning Commission Decision

Motion from Commissioner Ferguson, seconded by Commissioner Loewen, to approve the application number PL2021-06 by Virginia Nelson for a Property Line Adjustment and the conditions of approval as recommended. **Motion passed 5:0**

Planning Commission Vacancy

a. Staff report

b. Commissioners Discussion

Ms. Martin reminded the commission that there is still one opening for an in-town position.

Commissioner Clouse asked how long a person has to be living in town to be able to fill the position. Martin stated 12 months. Clouse then stated that she may be moving to town in the next few months and if this would change the requirement. Martin stated that since she is currently on the commission if she took up residency within the city limits, it would change the residency requirement.