

**MILL CITY PLANNING COMMISSION**  
**Meeting of April 8, 2022**

Planning Commission members present: Chair Marge Henning, Sandy Lyness, Woody Koenig, David Leach, Caitlin Purdy and Debbie Schenck.

Staff in attendance: City Recorder Stacie Cook and Planning Advisor Dave Kinney.

City Council Representatives: None.

Agency/Applicant Representatives: None.

Citizens: Ann Carey and Cheryl Lundquist

The meeting was called to order at 6:33 p.m. Chair Marge Henning led the pledge of allegiance.

**APPROVAL OF MINUTES:** *Marge Henning moved, seconded Caitlin Purdy to approve the minutes of March 29, 2021. The motion carried, (5:0).*

Woody Koenig arrived.

**PUBLIC COMMENT:** None.

**PUBLIC HEARING:** File No. 2022-02 Site Plan Review

Applicant: Justin S. Craft

Business: Craft Pourhouse (Eating & Drinking Establishment)

Chair Henning opened the public hearing at 8:40 a.m. Mr. Kinney said that due to a delay in notices being sent staff requests that the hearing be continued to April 19, 2022 at 6:30 p.m. Chair Henning continued the hearing as stated.

**OLD BUSINESS:** None.

**NEW BUSINESS:** Mill City Development Code Revisions: Mr. Kinney said that the focus for today's discussion is zoning districts. Each of the allowed uses was reviewed. Mr. Kinney stated that 'overlay zones' include wetlands and riparian areas.

Mr. Kinney asked if temporary uses should be addressed in the code. Consensus to include. These items will need to be defined as detailed as possible.

Tables outlining the different types of uses within a zone have been included within the code. These also show whether a use is permitted, permitted with special standards, a conditional use or not permitted.

SFR Attached Dwellings (Townhouses) are a new in the code and would be allowed within the R-2 zone.

Condominiums and vacation rentals were noted as needing to be addressed.

ODOT – SRTS Grant Application – Preliminary Ranking: Mr. Kinney said that the City submitted the first part of the SRTS application and Mill City is ranked 16<sup>th</sup> out of 80+ applications. This may change when part two is completed.

Storm Drainage Master Plan – Request for Qualification: Mr. Kinney said that the RFP for engineering services for storm drainage work is moving forward. The intent is to give a firm a year and a half to do an updated Storm Drainage Master Plan. There will also be language that allows the City to have them design the drainage work or we could go out to select another firm.

Sewer Update: Mr. Kinney and Mrs. Cook have a meeting next Tuesday with potential funders for the sewer system needs. The City has \$4.1 Million secured out of the \$7.5 Million needed. The meeting will allow the City to determine what funders have and what interest rates may be related to potential loans.

Keller Associates is working to get the soil testing necessary to determine whether the land is viable for drainfield.

Mr. Kinney gave a brief update on the SW 2<sup>nd</sup> Avenue overlay and Mill City Falls Park projects.

**INFORMATIONAL ITEMS:**

City Recorder Report: Mrs. Cook gave a report on the status of the RV site.

**BUSINESS FROM THE PLANNING COMMISSION:** None.

**OTHER BUSINESS:** None.

The meeting was adjourned at 11:05 a.m.

Prepared by:

Stacie Cook, MMC City Recorder

Minutes approved by the Planning Commission on the 19<sup>th</sup> day of April 2022