

MILL CITY PLANNING COMMISSION
Meeting of August 12, 2022

Planning Commission members present: Chair Marge Henning, Woody Koenig, David Leach, Sandy Lyness, 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: Jason Haury.

The meeting was called to order at 8:30 a.m. Chair Marge Henning led the pledge of allegiance.

APPROVAL OF MINUTES: Debbie Schenck said that she would like to see a little bit of the conversation regarding residential within the Industrial zone in the minutes. Dave Leach said that he was at the meeting. Mrs. Cook will make changes to the minutes and they will be brought back at the next meeting.

PUBLIC COMMENT: None.

PUBLIC HEARING: None.

OLD BUSINESS: Mill City Development Code Revisions (Article 2): A memo with proposed language for ADUs from 2019 was provided for review. Mr. Kinney said that the Planning Commission discussed ADUs in 2019. Based on Council direction a placeholder was included in the code so that language could be added once the City hit 2500 in population. Due to the number of proposed developments it looks as though the population will be inching toward the 2500 requirement very soon.

Caitlyn Purdy asked about a definition for an ADU so that it is clear what constitutes this type of use. Mr. Kinney said that this should be added.

Jason Haury, NE Birch St. asked at what point the City can trump county and state rules regarding ADUs, specifically regarding rental rules. Mr. Kinney said that state law trumps city and county rules. Rules that counties have for rural areas do not apply to cities. Mill City can use county rules or adopt its own.

Mr. Kinney said that vacation rentals have been discussed but language has not yet been drafted for this use.

Mr. Haury said that allowing Air B&B uses would allow for transient taxes to be charged, providing additional revenue.

Ms. Purdy asked how the population will be determined to have met the 2500 number. Mr. Kinney said that PSU does an annual population estimate that would be used.

Mr. Cook asked how an ADU will affect the size of the sewer tank on a property; will engineering to determine if a larger tank is necessary be required? Mr. Kinney said that recent engineering calculations show that the average home use is less than what was anticipated, which may mean that there is no impact. However, determining what kind of sewage is going in to the system such as greases, could change the impact.

NEW BUSINESS: None.

INFORMATIONAL ITEMS:

Grant Applications & Awards: Mr. Kinney gave an update on the following:

1. ODOT – Safe Routes to School – Application submitted \$2.0 Million Request.
2. ODOT – Small Cities Allotment – Paving SW Ivy St. & SW Hall Ave. Due August 31st.
3. OPRD – Mill City Falls Park – Grant Award \$452,000.
4. SW 2nd Ave. Paving – August 22-September 15, 2022
5. Mill City Falls Park – Construction Start after Labor Day
6. Wastewater Facility – Short Term Improvements September 2022
7. I & I – 1st Ave. Pump Station Flows
8. Water Improvement Project (Phase 2) – Bid Opening September 2022
9. Cedar Creek Bridge Replacement – Linn County IGA Signed
10. Storm Drainage Master Plan – Keller Associates – Contract to be Signed

City Recorder Report: Mrs. Cook gave a brief report on the following items:

1. Psilocybin Ban – November 8, 2022 Election
2. Craft Pour House

Planning Consultant Report: None.

BUSINESS FROM THE PLANNING COMMISSION: None.

OTHER BUSINESS: None.

The meeting was adjourned at 10:26 a.m.

Prepared by:

Stacie Cook, MMC City Recorder

Minutes approved by the Planning Commission on the 2nd day of September 2022