



## **City of Mill City**

P.O. Box 256

Mill City, Oregon 97360

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### **MILL CITY PLANNING COMMISSION AGENDA Regular Meeting**

**Monday, January 13, 2023**

**8:30 a.m.**

*City Hall – 444 S. First Avenue*

*MILL CITY, OREGON 97360*

1. **Call to Order and Flag Salute – 8:30 a.m.** Chair Marge Henning
2. **Approval of Minutes:**
  - a. November 18, 2022 pp. 3-5
  - b. December 19, 2022 pp. 6-11
3. **Public Comment:**

*We welcome you to today's meeting of the Mill City Planning Commission. This is an open meeting of the Commission and you are invited to observe the meeting.*

*If you wish to speak to the Planning Commission regarding an issue which is **not on the agenda**, the Commission provides time at the beginning of each meeting to listen to public comments. The chairperson will ask for public comment. When you are recognized, please state your name, address and briefly explain the issue you wish to discuss. Depending on the nature of the issue, the Planning Commission will address the issue during this meeting, table the issue to a future meeting or will request that you speak with the City Recorder or Planning Consultant outside the meeting.*
4. **Public Hearings:** None Scheduled
5. **Old Business** pp. 12-14
  - a. Mill City Development Code (Continued Review) – Separate Handout
  - b. City Attorney Letter to Development Applicants – Sewer Capacity
  - c. Sewer System Design – Status Report
  - d. Sewer System Inflow & Infiltration (I & I) Repairs
  - e. Storm Drainage Master Plan – Status Report
  - f. Other

**6. New Business**      None scheduled

**7. Informational Items** p. 15

- a. City Recorder Report
- b. Planning Consultant Report
- c. Prior Applications:
  - i. 2022-08      Green Light – Beech St. Apartments: Decision Ratified
  - ii. 2022-09      Psilocybin Time, Manner & Place Requirements: Adopted
- d. Prospective Applications:
  - i. 2023-xx      Santiam Canyon School District – District Office Replacement
- e. Upcoming Hearings:
  - i. 2022-07      Subdivision – SE Fairview Street - January 30, 2023 6:00 p.m.

**9. Other Business**

**10. Adjournment**

**Upcoming Planning Commission Meetings (All meetings at City Hall)**

Monday,	January 30, 2023	6:00 PM	Subdivision – SE Fairview St.
Friday,	February 10, 2023	8:30 AM	Regularly Scheduled Meeting
Friday,	March 10, 2023	8:30 AM	Regularly Scheduled Meeting

## MILL CITY PLANNING COMMISSION Meeting of November 18, 2022

Planning Commission members present: Chair Marge Henning, Jim Grimes, Dave Leach, and Debbie Schenck.

Staff in attendance: Planning Advisor Dave Kinney, Public Works Supervisor Russ Foltz and City Attorney Jim McGehee.

City Council Representatives: None.

Agency/Applicant Representatives: Peter Olsen, Keller Associates.

Citizens: Ann Carey, Cheryl Lundquist, and Roel Lundquist.

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

**APPROVAL OF MINUTES:** *Chair Henning moved, seconded by Jim Grimes to approve the minutes of October 14, 2022. The motion carried, (4:0).*

**PUBLIC COMMENT:** None.

**PUBLIC HEARING:** None Scheduled.

**PRESENTATIONS:** Peter Olsen, PE, Keller Associates

*Wastewater Facilities Plan Project Update*

*Wastewater Facility Inflow & Infiltration Investigations (Preliminary Findings)*

Peter Olsen, Keller Associates, gave a brief overview of the status of the Wastewater Facilities Plan. Short-term improvements to the valve network in the existing drainfield for the WWTP have been a focus including controls and a new control panel as well as adjustments to the pumps. Intermediate improvements include those necessary to allow the City to expand the existing system to allow for additional growth of the community.

The next steps will be to see if any I & I can be identified and fixed in order to assist with lowering the peak day events that occur within the system, completing a pump station study to see which has the most flow going through it. Current information shows that the 1<sup>st</sup> Avenue pump station has the highest flows. CC TV testing has identified a couple of areas of concern.

Mr. Olsen went through the schedule for the sewer project stating that site selection and negotiations are being completed at this time. Mr. Kinney said that he and City Recorder Stacie Cook have had conversations with three or four property owners to determine interest in working with the City and Marion County.

Mr. Olsen said that once property has been identified a soil analysis and groundwater monitoring will be completed. The new system will be a rapid infiltration system, which is highly treated. DEQ will need to have proof that the system will not affect groundwater quality. Once the new mechanical plant is up and running there will not be a need for the existing plant. Mr. Kinney said that the existing drainfield could be added to the park once it has been abandoned. The FEMA site could then be used for an RV park. However, this area is viable for the new treatment facility and drainfield if needed.

#### *Wastewater System Capacity Discussion*

Mr. Kinney said that there have been three days in recent years where the City exceeded the total volume authorized by the WPCF permit. DEQ has stated that if the City allows for additional development it is at the City's risk.

City Attorney Jim McGehee said that theoretically the City will enter into a plan with DEQ that will allow for work to be done on a new sewer facility while new development takes place. Another option would be for the Council to issue a moratorium on new construction. It will be make clear to any developer that there may be the possibility of a moratorium at some point in the future should the City begin violating its permit with DEQ.

Mr. Kinney said that in order for the City to impose a moratorium we must first give notice to the state, hold a public hearing and produce an engineering report that shows the current status and reasons why a moratorium would be imposed. Until the information is gathered through monitoring and tracking, an engineering report can not be produced.

#### *Storm Drainage Master Plan*

Mr. Olsen said that they are actively collecting data for the City's storm drain system. Mr. Kinney said that he is going through all of the maps that the City has to find those that show storm sewer pipes. There is scope and budget for survey work if necessary.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

#### **INFORMATIONAL ITEMS:**

City Recorder Report: None.

#### Planning Consultant Report:

*Grant Applications and Awards – Safe Routes to School:* Mr. Kinney said that ODOT's Safe Routes to School Advisory Committee met yesterday. They recommended funding for 26 projects statewide with Mill City's application recommended for award of a \$2 Million project. This project will include sidewalk on the west side of SW 4<sup>th</sup> Avenue between SW Evergreen

and SW Broadway Streets, redoing the sidewalk on SW Evergreen Street between S 1<sup>st</sup> Avenue and SW 4<sup>th</sup> Avenue and completes the sidewalks around the SW 3<sup>rd</sup> and SW 4<sup>th</sup> Avenues block.

*Mill City Falls Park Project:* The retaining wall has been completed. Backfill has begun to be brought in.

*Water Improvement Project:* Staff is waiting to coordinate with the contractor for a pre-construction meeting. The Notice to Proceed has been issued.

*Cedar Creek Bridge Replacement:* Linn County is completing the design of this bridge, with drawings at 75%.

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

**OTHER BUSINESS:** None.

The meeting was adjourned at 9:54 a.m.

Prepared by:

Stacie Cook, MMC City Recorder

Minutes approved by the Planning Commission on the 13<sup>th</sup> day of January 2023

**MILL CITY PLANNING COMMISSION**  
**Meeting of December 19, 2022**

Planning Commission members present: Chair Marge Henning, Jim Grimes, Woody Koenig, Dave Leach, Caitlin Purdy and Debbie Schenck.

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

City Council Representatives: None.

Agency/Applicant Representatives: Steve Kay and Tim Lawler.

Citizens: Spring Aerni, Ann Carey, Jennifer Polk, Victor Risk, Misty Strasser and Chico Warren.

The meeting was called to order at 6:03 p.m. Chair Marge Henning led the pledge of allegiance.

**APPROVAL OF MINUTES:** *Caitlin Purdy moved, seconded by Jim Grimes to approve the minutes of November 21, 2022. The motion carried, (6:0).*

**PUBLIC COMMENT:** None.

**PUBLIC HEARING:** File No. 2022-08      Beech Street Apartments – Site Plan Review  
Applicant: Green Light – Home First, LLC  
Location: NW Beech St. and NW 8<sup>th</sup> Pl, Mill City

Chair Henning opened the continuation of the public hearing at 6:04 p.m. with the procedures for the land use hearing. Chair Henning called for any potential conflicts of interest, bias or ex parte contact.

Mr. Kinney stated that Sandy Lyness is ill and won't be attending the meeting this evening. However, Mrs. Lyness did not participate at the last meeting and will not participate in a decision.

**STAFF REPORT:** City Planner Dave Kinney said that there are two items in the packet for additional testimony; comments from Steve Ward, Greenlight Development's engineer and written testimony from Misty Strasser. Both relate to sewer. Mr. Kinney explained how the sewer system for the development will be constructed, noting that there is a pump station planned for the Marion County phase of the development. If Marion County does not proceed with their project in a timely manner, the Beech Street development will be able to be served by sewer with the new design that Mr. Ward has engineered. Final designs will be submitted as part of the final permit/engineering review.

The City's engineer had several comments regarding the proposed sewer plan. The final design will need to consider:

- Location of valves before/after interceptor tank is to be determined.

- Gravity flow sewer line size may need to be increased from 6" to 8" in size.
- Pressure line size may need to be increased.
- Construction of gravity flow sewer line to future pump station site at west end of Marion County project site. This will require coordination with Marion County prior to City approval of construction plans.

Mr. Kinney said that Mrs. Strasser's letter addressed the impact of the additional sewerage to the pump station on NW River Rd. Public Works Supervisor Russ Foltz was asked if the additional sewerage would cause additional issues with the pump station to which he indicated that it would not.

Mr. Kinney said that access into the development site was a point of concern. Until Marion County does their development to the west, there will not be an extension to Hwy 22. The design of the development allows for the necessary emergency access and turn around requirements.

Marion County had been asked to include sidewalks in an upcoming street improvement project along NW River Rd in order to help with safety issues. Brian Nicholas, Marion County, has agreed to look into the possibility of adding sidewalks into this potential project.

Debbie Schenck asked if the City can request that bus stops be placed in specific areas. Mr. Kinney said that the bus company generally sets the bus stop locations. Staff recommendation is for the developer to work with the bus company to identify locations and include them in the development.

Chair Henning said that a 50' right-of-way is proposed, which complies with the code for the current length and asked if this will change once the development west is in and the street in constructed. Mr. Kinney said that there will be a looping system so it will not change the requirement.

Recommended Conditions of Approval include:

1. The Beech Street Apartments site plan and development plans are conceptually approved.
2. Final plans must be provided to the City for review and written approval by the City Planner and City Engineer.
3. Site Plan approval expires December 31, 2023 if plans have not been approved by City Engineer. A one-year extension may be requested.
4. Building permits shall be obtained from City.
  - a. All fees and charges must be paid prior to issuance of each building permit.
  - b. SDC's must be paid prior to issuance of each building permit.
  - c. No building permits will be issued until:
    - i. Written plan approval is provided by City Planner and City Engineer.
    - ii. NW Beech St. ROW dedication deed executed and recorded in Marion County Deed Records.
    - iii. Sewer easement executed and recorded for project site.
    - iv. PUE executed and recorded for 50'-wide NW Beech St. ROW extension on Marion County site west of development. PUE will allow for

construction of a sewer pump station, sewer collection and pressure mains and private utilities.

- v. Development Agreement executed by both parties stipulating terms and timing for:
    - Issuance of building permits,
    - City review and approval of engineering plans,
    - Construction of public improvements,
    - Performance bonds/financial guarantee, and
    - Project completion
  - vi. Public Works Construction Permits must be obtained from ODOT, Marion County and the City of Mill City.
  - vii. A performance bond/guarantee is provided for the public improvements.
5. Site Improvements, Landscaping and Exterior Lighting.
- a. Resubmit plan sheets L1.1 and L1.2 for final City approval.
  - b. Install parking lot, site improvements, landscaping and lighting as shown on the final approved site plan and engineering plans.
  - c. Landscaping shall be installed within 90 days of issuance of C of O. If not completed, the City may withhold a C of O for remaining unfinished buildings or obtain a performance bond or security from Greenlight that guarantees work will be completed in a timely manner.
  - d. Install exterior lighting on buildings and in parking lots. Should lighting create a hazard or nuisance, developer shall modify or adjust lighting to correct within sixty days of written notice from City.
  - e. NE parking lot landscaping and screening must be shown on plans along east property boundary adjacent to 165 NW 8<sup>th</sup> Pl.
  - f. Add one or two bus shelters and waiting area for students in coordination with Santiam Canyon School District and First Student.
6. Final on-site civil engineering plans shall be submitted with building permit application.
7. Applicant shall complete the following public improvements prior to issuance of a C of O, unless otherwise specified. Improvements will be designed and installed in accordance with Mill City Public Works Design Standards and Construction Specifications.
- a. Permits
    - i. Developer shall obtain Type B Public Works Construction Permit from City for any work in ROW and will include a deposit to cover City costs for final plan review, construction inspection and final City inspection and acceptance of improvements.
    - ii. Developer shall obtain public works construction permit from Marion County. Provide City with a copy of approved permit.
    - iii. Developer shall obtain construction permit from ODOT for water main construction within the Hwy 22 ROW.
    - iv. Provide City a copy of DEQ approved 12—C permit.
    - v. Provide City a copy of any other federal or state required regulatory permits.
  - b. Streets
    - i. Dedicate a 50'-wide ROW for NW Beech St.



- ii. Construct a 34'-wide street improvement with curbs, gutters, sidewalks, storm drainage, street lighting and signage as shown on approved engineering plans for NW Beech St. from NW 8<sup>th</sup> Pl. to west end of project site.
  - iii. Construct a 34'-wide street improvement with curbs, gutters, storm drainage, street lighting and signage as shown on the approved engineering plans or NW 8<sup>th</sup> Pl. from NW Beech St. to NW River Rd.
  - iv. Execute and record deed covenant, as approved by City Attorney, stipulating NW Beech St. extension will be dedicated to City by Marion County at time of development and granting PUE for access and installation of public and private utilities within the 50'-wide PUE.
  - v. Resubmit plan sheets SL-1 through SL-3 to show final plan for street lighting, on-street parking and traffic control signs. On-street parking shall be limited to the north side of NW Beech St. unless otherwise approved by the Planning Commission. Yellow striping and no parking signs shall be shown on final plan sheets.
- c. Storm Drainage
- i. Provide updated stormwater analysis report and supporting documentation in accordance with PWDS 1.10.i, 318.b and 318.d.2. Consider existing topography, off-site contributing drainage areas and downstream capacity as part of the drainage analysis. Final engineering plans shall address water quality and verify any storm water infiltration systems have adequate separation from high groundwater. If on-site storm drainage infiltration and on-site drainage facilities are not feasible, the planned storm drainage facilities will need to address water quality, detention and downstream discharge and be approved by the City and Marion County.
  - ii. Construct on-site and public storm drainage improvements and detention/retention facilities and required off-site storm drainage improvements for the project as shown on engineering plans approved by City Engineer.
  - iii. Execute and record stormwater O&M agreement at completion of project. Provide a copy of O&M plan to City.
- d. Sanitary Sewer
- i. Submit final engineering plans for sewer system. Construct sewer improvements for project site, including off-site sewer pump station, collection system and pressure main to the River Rd pump station as shown on the final engineering plans approved by the City Engineer. If new pump station at west end of project site is not constructed concurrently with apartment project, City may approve an interim sanitary sewer system that allows for on-site connection to the pressure sewer line and direct pumping to the NW River Rd. pump station as conceptually shown on Exhibit C-06, the December 3, 2022 alternative sewer submittal from Westech Engineering, Inc. Prior to City Engineer's approval of an alternative design for sewer, the development agreement must be executed between the parties, including cost-sharing agreement for developer's share of the west end pump station and gravity flow sewer main to the pump station.

- ii. Obtain and provide City with a copy of DEQ written approval for sewer system improvements for project.
  - iii. Execute and record sewerage system easement for project site prior to issuance of any building/plumbing permits on site. Easement grants City permission to enter site, pump and maintain interceptor tanks.
  - iv. Obtain plumbing permits and install sewer interceptor tanks and building sewers as shown on approved building plans. Interceptor tanks shall comply with DEQ and City design standards.
- e. Water
  - i. Submit final engineering plans for water system improvements to City Engineer, Mill City Fire District and OHA for approval. Construct water main improvements on Hwy 22, NW 9<sup>th</sup> Ave, NW Alder St, NW 8<sup>th</sup> Pl and NW Beech St in accordance with plans approved by City Engineer and OHA.
  - ii. Obtain required plumbing permits and install water service lines, meter boxes, backflow prevention devices, FDC lines and connections, building sprinkler systems and appurtenances as shown on approved plans.
- f. Private Utilities
  - i. New private utilities shall be extended underground from existing electrical power and telecommunications poles.
- 8. Public Improvements, Development Agreement and Bonding Requirements
  - a. Install required public improvements prior to December 31, 2023 or another date agreed upon by City, and provide City with performance bond/guaranty in an amount sufficient to guarantee completion of construction of required public improvements, including City costs for engineering review and inspection. City Engineer will recommend City acceptance and require submittal of one-year warranty/maintenance bond upon completion.
  - b. City and Developer will enter into a Development Agreement, on a form provided by the City, stipulating terms of completion of public improvements and timing of construction of private improvements and building permits.
  - c. Provide performance bond and warranty bond in an amount established by City Engineer, as stipulated by City's PWDS.
- 9. Requirements to Comply with Fire District Comments
  - a. Show on final engineering plans and install "No Parking" signs and marked/painted curbs on street adjacent to fire hydrants and FDC's
  - b. Install signage (e.g. building names (letters) corresponding with FDC connections) on exterior of buildings, or as required to comply with State Fire Marshal requirements.

**APPLICANT'S REBUTTAL:** Steve Kay, Applicant's representative, said that the full staff report has been reviewed and they agree to all of the conditions of approval including installing barriers along the east property line and striping for parking.

Tim Lawler, Greenlight, said that the preference would be to allow parking on both sides of the street and deal with it if it becomes an issue later.

**QUESTIONS OF CLARIFICATION FROM PLANNING COMMISSION:** Woody Koenig asked if there has been any provision for a low barrier or landscaping along the NW corner of NW Beech St. and NW 8<sup>th</sup> Pl. Mr. Kay said that the area outside of the right-of-way is outside of their control and they must comply with City requirements so no buffering has been planned.

**CLOSE OF PUBLIC HEARING:** Chair Henning closed the public hearing December 19, 2022 at 6:42 p.m., stating that oral testimony will not be accepted. Written testimony can be submitted up to seven days prior to the continuance.

**DELIBERATIONS AND DECISION BY THE PLANNING COMMISSION:** Ms. Schenck said that she thinks that the no parking on one side and the screening of the property to the north are conditions that need to be included.

Mr. Grimes said that he has concerns about the traffic impact to the neighborhood.

Mr. Koenig said that he would request some kind of remediation for the NW intersection as these property owners will be severely impacted.

Ms. Purdy asked if the purpose of eliminating parking is for fire trucks. Mr. Kinney said that it is for navigating travel lanes.

Ms. Purdy asked if there are no parking areas on either side of a crosswalk. Mr. Kinney said that there will need to be space on both sides of the crosswalk that remains open.

Ms. Schenck asked if NW 8<sup>th</sup> Pl. will be widened. Mr. Kinney said that will be a future decision.

***Chair Henning moved, seconded by Woody Koenig to approve the site plans for Green Light-Home First, LLC, to construct the NW Beech Street Apartments, to approve the modified findings of fact, conclusions and recommended conditions of approval dated December 15, 2022 for File No. 2022-08. The motion carried, (5:1) with Jim Grimes voting nay.***

Mr. Kinney said that the Planning Commission decision will be on the December 27, 2022 Council agenda for either ratification or to call up for a public hearing.

**OTHER BUSINESS:** Mr. Kinney said that we are waiting for a riparian report to be completed for the Lucas-Baughman subdivision. It is supposed to be provided after the first of the year. A hearing date needs to be set. Consensus to set tentative hearing date for January 30, 2023.

The meeting was adjourned at 7:19 p.m.

Prepared by:

Stacie Cook, MMC City Recorder

Minutes approved by the Planning Commission on the 13<sup>th</sup> day of January 2023

***David W. Kinney***  
*Community Development Consultant*  
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Email: [dwkinney@wvi.com](mailto:dwkinney@wvi.com)

**January 8, 2023**

**To: Chairman Marge Henning and Planning Commissioners**  
**From: David W. Kinney, Planning Consultant**  
**In RE: Agenda Item #5: Old Business**

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## **5. Old Business**

### **a. Mill City Development Code – (Continued Review) - SEE Separate Handout**

Stacie Cook and I met for several hours on January 5, 2023 to review the Mill City Development Code.

We will spend most of the time at the January 13, 2023 meeting reviewing the most recent draft of the code. The DRAFT includes “text boxes” with policy questions for the Planning Commission to review and provide directions to the Planning Consultant.

If you don’t have time to review the entire document, please take a look at the questions raised in the text boxes, so that we can make efficient use of our time on Friday morning.

### **b. City Attorney Letter Advising Applicants of Development of Sewer Capacity Issues**

After the November 18<sup>th</sup> meeting with the Planning Commission and Peter Olsen, PE, Keller Associates, the City Attorney prepared the enclosed letter for the City to provide to any applicant, who is requesting a development approval. Stacie Cook has included the letter with blank “land use application packets” and sent a copy of the letter to Scott Baughman/Rex Lucas and provided a copy to Green Light Development.

### **c. Sewer System Design / Land Acquisition and Project Update**

No significant changes over the holidays. The County’s consultant for real property acquisitions has been authorized to begin to make contacts with property owners to acquire land for a new Mill City/Gates wastewater treatment plant and an sewer rapid infiltration basin. We will let the Planning Commission know when sites have been secured.

**d. Sewer System Inflow & Infiltration (I & I) Repairs**

90% of the sewer lines in the NE Quadrant of the City have been cleaned.

The City has hired a contractor to make repairs where broken pipes, cleanouts and I & I has been found. Here is a quick list of the recent repairs. Public Works Supervisor Russ Foltz hopes to have all identified problems/leaks repaired by January 15, 2023.

Repair #	Auth Date	Contractor	Location & Work Completed	I & I Description	Date Completed
SS-1	12/21/2022	Cade.	127 NE Santiam Hwy & NW Enterprise Install cleanout & clean	No I & I Pipe Blocked	1/5/2023
SS-2	12/21/2022	Cade	210 NE 5th - Repair Broken / Separated 4" main	Significant leak	
SS-3	12/21/2022	Cade	149 NE 5th - Sever illegal connection / install storm to 5th St.	Major leak 10-20 gpm	
SS-4	12/21/2022	Cade	779 NE Santiam Hwy	Unknown flow Leak @ Interceptor tank	1/6/2023
SS-5	12/28/2022	Cade	240 NE Alder - Repair & plug broken sewer lateral - north	Unknown flow Pipe blocked	1/5/2023

**e. Storm Drainage Master Plan**

Keller Associates has provided the City with DRAFT map of the existing system. Russ Foltz and I will review the map and get comments back to Trenton Buster @ Keller Associates this week. Keller will then begin to model storm drainage flows in the system.

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# City of Mill City

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444 S. 1st Avenue • Post Office Box 256 • Mill City, Oregon 97360

Phone: 503-897-2302 • FAX: 503-897-3499 • Email: millcity@ci.mill-city.or.us

January 5, 2023

Dear Applicant,

By way of this letter please be advised that the City of Mill City is in the process of evaluating how much capacity it has left in its sewer system. There has been some concern that the city may have reached its capacity regarding the sewer system and may have to make some significant improvements in the future to allow additional hookups to the system without being in violation of DEQ rules and regulations regarding sewer systems. The City is working with DEQ and engineers to plan for and construct improvements to the system.

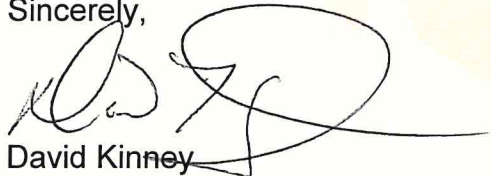
The city is continuing to accept applications and has not yet started the formal process of declaring a moratorium. At this time, we would like to place you on notice that may happen in the future.

You are hereby placed on notice that work done regarding any development within the City of Mill City may be subject to the inability to have access to the city's sewer system. Any costs you incur will be at your own risk.

The City of Mill City is doing everything it can to make sure that there be will sufficient sewer hookups for all future developments; however, there is no guarantee of any performance at this time.

If you have any questions, please contact City Recorder Stacie Cook at City Hall at 503-897-2302. The City can provide you with updates on the current status.

Sincerely,



David Kinney  
Planning Consultant

***David W. Kinney***  
*Community Development Consultant*  
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(503) 551-0899  
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**January 8, 2023**

**To: Chairman Marge Henning and Planning Commissioners**  
**From: David W. Kinney, Planning Consultant**  
**In RE: Agenda Item #7: Informational Items**

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## **7. Information Items**

### **c. Prior Land Use Applications:**

#### **i. 2022-08 Green Light Development – Beech St. Apartments**

The City Council ratified the Planning Commission's decision to ratify the site plan approval for Green Light Development's Beech Street Apartments project. The appeal period has expired.

#### **ii. 2022-09 Psilocybin Time, Manner & Place Requirements**

The City Council adopted an ordinance to add the time, manner and place requirements for Psilocybin service centers in Mill City. Although voters have prohibited the location of these facilities in Mill City, the ordinance will be added to the Mill City zoning code.

### **d. Prospective Land Use Applications**

#### **i. Santiam Canyon School District – District Office Replacement:**

The Santiam Canyon School District architect's have contacted the City about designing a new school district office building to replace the existing office on SW Evergreen St. They are proposing to use the same site.

#### **ii. Mill City Falls Park Phase 2 – Lower Park Design (ORPD & FEMA funds):** The City has entered into design contracts with Brian Bainson, Landscape Architect, Quatrefoil, Inc. and Keller Associates to design the lower park and river viewing areas. Design will take 6-7 months. Bidding and construction will occur in 2023 and early 2024.