



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

05/24/2011

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Scio Plan Amendment
DLCD File Number 001-11

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Thursday, June 09, 2011

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Cathy Martin, City of Scio
Gloria Gardiner, DLCD Urban Planning Specialist
Ed Moore, DLCD Regional Representative

<paa> YA/



FORM 2

DLCD

Notice of Adoption

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

☐ In person ☐ electronic ☐ mailed

DATE
SY
AMP

DEPT OF

MAY 20 2011

LAND CONSERVATION
AND DEVELOPMENT
For Office Use Only

Jurisdiction: **Scio**

Local file number: **PL-2011-01**

Date of Adoption: **5/9/2011**

Date Mailed: **5/19/2011**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? ☒ Yes ☐ No Date:

☐ Comprehensive Plan Text Amendment

☒ Comprehensive Plan Map Amendment

☐ Land Use Regulation Amendment

☒ Zoning Map Amendment

☐ New Land Use Regulation

☐ Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Redesignate 12.64 acres from Residential to Multi-Family Residential on the Scio Comprehensive Plan Map. Rezone 7.5 acres from Single Family Residential (R-1) to Multi-Family (R-2) Residential within the Scio city limits.

The City has completed a 2010 Scio Buildable Lands Analysis Update Draft. The report shows the City has sufficient vacant, buildable and appropriately zoned R-1 residential lands to meet the projected 20-year housing needs for single family dwellings. However, the report also shows the City does not have sufficient vacant buildable lands to meet the projected need for multi-family dwelling types. The zone changes will add sufficient vacant buildable lands in the R-2 zone to meet the projected R-2 needs for the 20-year planning period. A copy of the 2010 Scio Buildable Lands Analysis Update Draft is available at the Scio City Hall.

Does the Adoption differ from proposal? Yes, only 7.5 acres were rezoned from Single Family Residential to Multi-Family Residential within the city limits.

Plan Map Changed from: **Residential**

to: **R-2 Multi-Family Residential**

Zone Map Changed from: **R-1 Single Family Residential**

to: **R-2 Multi-Family Residential**

Location:

Acres Involved: **12**

Specify Density: Previous:

New:

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was an Exception Adopted? ☐ YES ☒ NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

☒ Yes ☐ No

If no, do the statewide planning goals apply?

☒ Yes ☐ No

If no, did Emergency Circumstances require immediate adoption?

☐ Yes ☒ No

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Linn County

Local Contact: **Cathy Martin, City Clerk**

Phone: (503) 394-3342 Extension:

Address: **PO Box 37**

Fax Number: **503-394-3342**

City: **Scio**

Zip: **97374-**

E-mail Address: **sciocityclerk@smt-net.com**

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s)
per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light **green paper if available**.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on **8½ -1/2x11 green paper only if available**. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail plan.amendments@state.or.us.



City Of Scio, Oregon



ORDINANCE NO. 580

AN ORDINANCE AMENDING THE SCIO COMPREHENSIVE PLAN MAP AND SCIO ZONING MAP TO REDESIGNATE AND REZONE PROPERTIES FROM SINGLE FAMILY RESIDENTIAL (R-1) TO MULTI-FAMILY RESIDENTIAL (R-2) IN THE CITY OF SCIO

WHEREAS, the City of Scio has prepared the 2010 Scio Buildable Lands Analysis Update to comply with LCDC Goal 2 "Land Use Planning", Goal 10 "Housing" and the requirements of Oregon Administrative Rules, OAR 660-008-0010, OAR 660-024-0040 and 660-024-0050; and

WHEREAS, the preliminary findings in the 2010 Scio Buildable Lands Analysis Update show that the City of Scio has an adequate supply of vacant buildable land (75+ acres) zoned for single-family residential development in order to meet the estimated 20-year needs (14.26 acres) for R-1 zoned land inside the Urban Growth Boundary; and

WHEREAS, the preliminary findings in the 2010 Scio Buildable Lands Analysis Update also show that the City of Scio does not have a sufficient number of vacant buildable land designated on the Scio Comprehensive Plan and zoned for multi-family residential development in order to meet the estimated 20-year needs (4 acres) for R-2 zoned land inside the Urban Growth Boundary; and

WHEREAS, the Scio Planning Commission has proposed that the City redesignate and rezone approximately ten (10) acres of vacant buildable land from Single Family Residential (R-1) to Multi-Family (R-2) to ensure the city has an adequate supply of land zoned for all types of residential development inside the Scio UGB;

WHEREAS, the Planning Commission held an informational meeting with property owners on January 19, 2011 to discuss the prospect of rezoning certain parcels inside the Urban Growth Boundary from Residential to Multi-Family Residential and rezoning certain parcels inside the City from R-1 to R-2 residential; and

WHEREAS, several property owners concurred with the City's proposal to redesignate and rezone their properties from R-1 to R-2 residential; and therefore, the Planning Commission agreed it should proceed with public hearings to consider the proposed map amendments to the Scio Zoning Map; and

WHEREAS, the Planning Commission held a public hearing on March 16, 2011 to consider the application and upon deliberation, after the close of the public hearing, recommended the city council approve the application; and

WHEREAS, the City Council held a public hearing on April 11, 2011 and at the close of the hearing the City Council concurred with the Planning Commission recommendation; and

WHEREAS, the City Council adopted findings of fact approving the land use application and directed the City Manager to prepare and present a final ordinance to the City Council for consideration at the May 9, 2011 regular meeting;

NOW, THEREFORE, the City Council of the City of Scio hereby ordains as follows:

SECTION 1: COMPREHENSIVE PLAN MAP AMENDMENTS. The Scio Comprehensive Plan Map shall be amended to redesignate the following properties from Residential to Multi-Family Residential. Attached hereto are Exhibit "A", "B", "C", and "D" which accurately portray the property to be redesignated on the Scio Comprehensive Plan map.

Parcel	Owner(s)	Linn County Assessor's Map	Tax Lot	Size in Acres	Existing Use	Prior Scio Zoning	New Scio Zoning
1	Clayton	T10S, R1W, Section 07DC (Exhibit A)	1603	1.69	1 SFR home	SFR Residential	Multi-Family Residential
2	Jacobsen	T10S, R1W, Section 08C (Exhibit B)	500	1.25	Residential Care Center	Residential	Multi-Family Residential
3	Jones	T10S, R1W, Section 08C (Exhibit B)	501	1.22	1 SFR home	Residential	Multi-Family Residential
4	Scoggins	T10S, R1W, Section 16AA (Exhibit C)	101	1.13	1 SFR home & vacant land	Residential	Multi-Family Residential
5	Vogel	T10S, R1W, Section 16AA (Exhibit C)	1003	0.55	Vacant (Driveway)	Residential	Multi-Family Residential
6	Vogel	T10S, R1W, Section 08AA (Exhibit C)	1006	0.02	Vacant (Driveway)	Residential	Multi-Family Residential
7	Vogel	T10S, R1W, Section 17 (Exhibit D)	600	3.07 +/-	1 SFR home & vacant land	SFR Residential	Multi-Family Residential
8	Vogel	T10S, R1W, Section 17 (Exhibit D)	700	3.71 +/-	Vacant	SFR Residential	Multi-Family Residential
			Totals	12.64			

SECTION 2: ZONING MAP AMENDMENTS. The Scio Zoning Map shall be amended to rezone the following properties from Single Family Residential (R-1) to Multi-Family (R-2) Residential. Attached hereto are Exhibit "A", "C", and "E" which accurately portray the property to be rezoned on the Scio Zoning Map.

Parcel	Owner(s)	Linn County Assessor's Map	Tax Lot	Size In Acres	Existing Use	Prior Scio Zoning	New Scio Zoning
1	Clayton	T10S, R1W, Section 07DC (Exhibit A)	1603	1.69	1 SFR home	SFR Residential (R-1)	Multi-Family Residential (R-2)
2	Scoggins	T10S, R1W, Section 18AA (Exhibit C)	101	1.13	1 SFR home & vacant land	SFR Residential (R-1)	Multi-Family Residential (R-2)
3	Vogel	T10S, R1W, Section 18AA (Exhibit C)	1003	0.55	Vacant (Driveway)	SFR Residential (R-1)	Multi-Family Residential (R-2)
4	Vogel	T10S, R1W, Section 08AA (Exhibit C)	1006	0.02	Vacant (Driveway)	SFR Residential (R-1)	Multi-Family Residential (R-2)
5	Vogel	T10S, R1W, Section 17 (Exhibit D)	600	2.04	1 SFR home & vacant land	SFR Residential (R-1)	Multi-Family Residential (R-2)
6	Vogel	T10S, R1W, Section 17 (Exhibit D)	700	2.07	Vacant	SFR Residential (R-1)	Multi-Family Residential (R-2)
			Totals	7.5			

SECTION 3: RECORD. The City Recorder shall submit to the Linn County GIS office and Linn County Clerk a certified true copy of this ordinance.

SECTION 4. SEVERABILITY. The provisions of this ordinance are severable. If a section, sentence, clause, or phrase of this ordinance is adjudged by a court of competent jurisdiction to be invalid, the decision shall not affect the validity of the remaining portions of this ordinance.

This Ordinance read for the first time in full on this 9th day of May 2011.

This Ordinance read by title only for the second time on this 9th day of May 2011.

This Ordinance passed on the 9th day of May 2011 by the city council and executed by the mayor this 9th day of May 2011.

Date: 5-9-11

By:


DEAN FERGUSON, Mayor

Date: 5-9-11

Attest:


VIRGINIA A. GRIFFITH, City Manager

APPROVED AS TO FORM

Date: 5-18-11

By:


City Attorney

Exhibits:

"A", "B", "C" and "D" - Map of Properties to be Redesignated on the Scio Comprehensive Plan Map
"A", "C" & "E" - Maps of Properties to be Rezoned on the Scio Zoning Map

10/31/03 12:59:03 Fri

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSES ONLY

Exhibit B
City of Scio
Comprehensive Plan Map Amendment
Residential to Multi-Family Residential
T10S R01W 8C
Tax Lots 500 and 501 within UGB
May 2011

SW1/4 SEC.08 T.10S. R.01W. W.M.
LINN COUNTY, OREGON

1" = 200'

10 1W 8C
SCIO

SEE MAP 10 1W 8

SEE MAP 10 1W 8

95-2

SEE MAP 10 1W 8

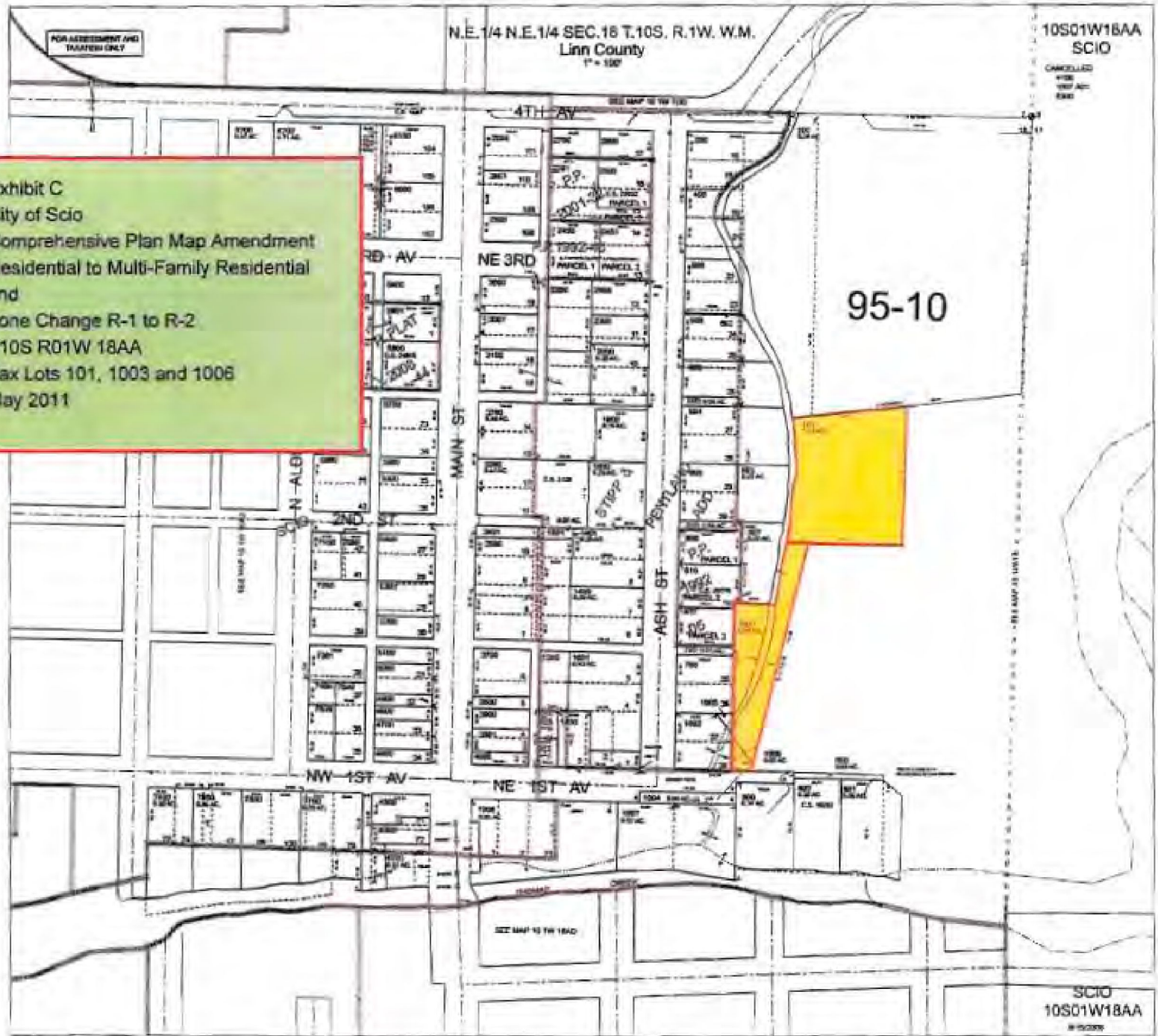
PARTITION
PLAT 2003
-35

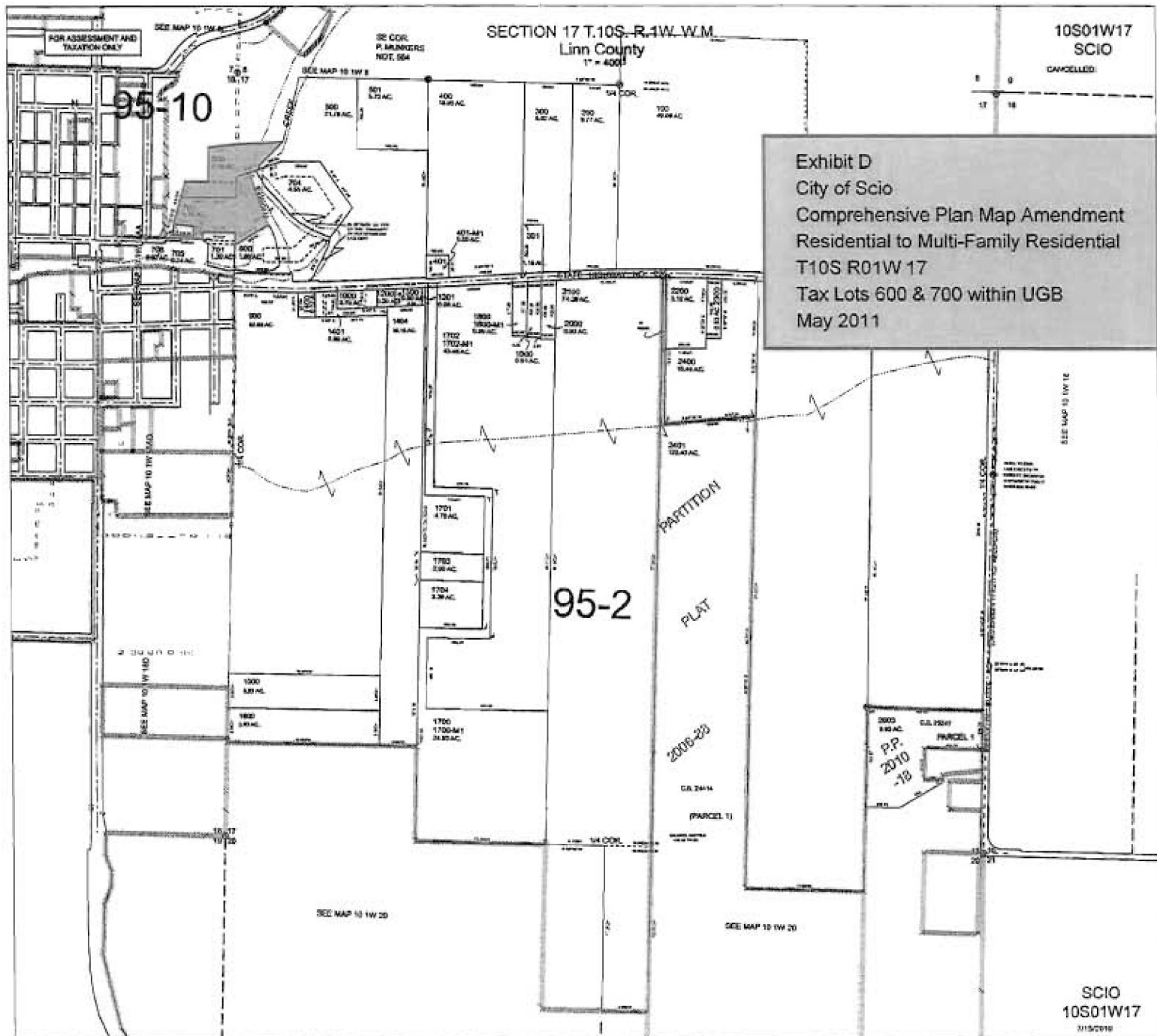
SEE MAP 10 1W 17

SCIO
10 1W 8C

10/15/03.14:50:59.Wed

Exhibit C
City of Scio
Comprehensive Plan Map Amendment
Residential to Multi-Family Residential
and
Zone Change R-1 to R-2
T10S R01W 18AA
Tax Lots 101, 1003 and 1008
May 2011





CANCELLED

Linn County

FROM ALICE BOWEN'S 1961
TRANSCRIPTION ONLY

SEE MAP TO 1W 181

A vertical line representing a partition wall. The word "PARTITION" is written vertically along the line, and the word "PLATE" is written horizontally below it.

2006-2007

1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 26

P.P.
2010
-18

SCIO
10S01W17
7/15/2010



City of Scio
38957 NW 1st Ave
PO Box 37
Scio, OR 97374



SALEM, OR 973

THU 19 MAY 2011 PM

DEPT OF

MAY 20 2011

LAND CONSERVATION
AND DEVELOPMENT

Attn: Plan Amendment Specialist
Dept of Land Conservation and Development
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540