



# Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: (503) 373-0050

Fax: (503) 378-5518

[www.oregon.gov/LCD](http://www.oregon.gov/LCD)



## NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: April 17, 2015

Jurisdiction: City of Scio

Local file no.: 2014-015

DLCD file no.: 002-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 04/15/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 81 days prior to the first evidentiary hearing.

### Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A 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).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

### DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us)



# NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

**FOR DLCD USE**  
File No.: 002-14 {22598}  
Received: 4/15/2015

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Scio

Local file no.: **2014-15**

Date of adoption: 04/13/2015                      Date sent: 4/14/2015

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 12/18/2014  
No

Is the adopted change different from what was described in the Notice of Proposed Change?    Yes    No  
If yes, describe how the adoption differs from the proposal:

Adoption is similar. City made the following changes: Chapter 4 - modified tables; Chapter 5 - included final maps, Appendix "C" - 2015 Buildable Lands Analysis with final edits attached.

Local contact (name and title): Cathy Martin, Administrative Assistant

Phone: (503) 394-3342

E-mail: sciocityclerk@smt-net.com

Street address: 38957 NW 1st Avenue (PO Box 37)

City: Scio

Zip: 97374-

## PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

### For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

The 2015 Scio Comprehensive Plan Update (Part 1) includes Chapters 1 to 6: (1) Introduction, (2) Citizen Involvement (3) Demographics & Population Forecast (4) Land Use (5) Natural Resources and (6) Historic and Cultural Resources. Updates Comp Plan policies in each chapter. Adopts updated maps

### For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from R-1	to Public	0.14 acres.	A goal exception was required for this change.
Change from	to	acres.	A goal exception was required for this change.
Change from	to	acres.	A goal exception was required for this change.
Change from	to	acres.	A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address): 10S R01W 18AB 01300 inside City, no exceptions

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

**If the comprehensive plan map change is a UGB amendment** including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

**If the comprehensive plan map change is an urban reserve** amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

**For a change to the text of an ordinance or code:**

Identify the sections of the ordinance or code that were added or amended by title and number:

None.

**For a change to a zoning map:**

Identify the former and new base zone designations and the area affected:

Change from R-1	to Public (P)	Acres: 0.14 acres
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
---------------------------	--------------	----------------

Location of affected property (T, R, Sec., TL and address): 10S R01W 18AB 01300

List affected state or federal agencies, local governments and special districts: Linn County, DLCD.

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

The 2015 Scio Comp Plan Update (Part 1) includes adoption of 6 replacement chapters to the Scio Comp Plan. It includes an updated Comprehensive Plan map and updated Zoning Map. The adopting ordinance includes three attachments: (1) Findings; (2) 2015 Scio Comprehensive Plan Update (Part 1); (3) Scio Buildable Lands Analysis Update.

**David W. Kinney**  
**Community Development Consultant**

791 E. Hollister Street

Stayton, OR 97383

Office: (503) 769-2020 γ Cell: (503) 551-0899 γ Fax: (503) 769-4111

Email: [dwkinney@wvi.com](mailto:dwkinney@wvi.com)

**To:** DLCD - Form 2 Notice of Adoption Submittal  
**From:** David W. Kinney, Planning Consultant for the City of Scio  
**Date:** April 14, 2015  
**Subject:** 2015 Scio Comprehensive Plan Update – Part 1 – Review and Adoption Process

---

The 2015 Scio Comprehensive Plan Update – Part 1 includes the following sections:

- Chapter 1 - Introduction
- Chapter 2 - Citizen Involvement
- Chapter 3 - Demographics
- Chapter 4 - Land Use (including adoption of the Buildable Lands Inventory)
- Chapter 5 - Natural Resources
- Chapter 6 – Historic and Cultural Resources

The City of Scio adopted Ordinance 600 approving these amendments on April 13, 2015.

The Scio Planning Commission intends to draft and adopt 2015 Scio Comprehensive Update - Part 2 by June 30, 2016. Upon completion, the City staff will compile both parts of the plan in a final acknowledged plan document.

The following items are included in the final package of amendments:

**Ordinance No. 600 w/ the following exhibits:**

Exhibit “A” - Findings

Exhibit “B” - 2015 Scio Comprehensive Plan Update – Part 1

Exhibit “C” - City of Scio Buildable Lands Analysis Update dated February 2015

The 2015 Scio Comprehensive Plan Update – Part 1 and all exhibits are available on the City of Scio website (<http://www.ci.scio.or.us>) and at City Hall, 38957 NW First Avenue in Scio.



# City Of Scio, Oregon



## ORDINANCE NO. 600

### AN ORDINANCE TO ADOPT PART 1 OF THE 2015 SCIO COMPREHENSIVE PLAN UPDATE

WHEREAS, the Scio Comprehensive Plan (the “Plan”) provides the overall vision, goals and policies to guide the City’s leaders and enable them to make meaningful and consistent land use decisions and investments in the community’s facilities and infrastructure, and

WHEREAS, since the adoption and acknowledgement of the Scio Comprehensive Plan (the “Plan”) in 1981, the City has amended the comprehensive plan many times. In 1991, the City completed a periodic review update of the Plan that was reviewed and approved by LCDC on July 14, 1992. Since 1992, the City has adopted a number of post acknowledgment plan amendments (PAPAs) to the Plan and implementation ordinances. The City has adopted technical planning studies to address issues that affect the entire community. These include a buildable lands analysis, a natural hazards mitigation plan, a flood hazards ordinance, the Scio local wetlands inventory and public facilities plans. The PAPAs adopted by the City include these technical planning studies but also include specific quasi-judicial decisions to address land use applications submitted by individual property owners and the City, and

WHEREAS, the City has concluded that as Scio grows there is a need to update the Plan to reflect the changes which have occurred since 1992 and plan for growth to the year 2035, and

WHEREAS, the Scio Planning Commission has elected to prepare an update to the Scio Comprehensive Plan in two parts:

Part 1: Citizen Involvement, Demographics, Land Use, Natural Resources, Historic and Cultural Resources

A DRAFT of the 2015 Scio Comprehensive Plan Update - Part 1 was submitted to DLCD on December 18, 2014.

Parts 2: Economy, Housing, Public Facilities, Transportation, Urban Growth

The City of Scio Planning Commission intends to prepare Part 2 of the Scio Comprehensive Plan Update in the Summer/Fall 2015 with agency review, public comment and hearings to be held by June 2016.

WHEREAS, the City has prepared the 2015 Scio Comprehensive Plan Update to remove out-of-date information, incorporate amendments adopted by the City since 1992 into the plan document, update Comprehensive Plan maps, add new information to comply with statewide land use planning goals and guidelines, and to modify the City’s planning goals and policies, and

WHEREAS, Part 1 of the 2015 Scio Comprehensive Plan Update includes revisions to chapters on citizen involvement, demographics, population projections, land use, natural resources, historic and cultural resources; and

WHEREAS, the Scio Planning Commission has acted as the City's citizen involvement committee to prepare the 2015 Scio Comprehensive Plan Update; and has coordinated the development of the plan amendments with DLCD's local agency representative, the Linn County Geographic Information Systems Department and the Linn County Planning Department; and

WHEREAS, on December 18, 2014 the City formally submitted Part 1 of the 2015 Scio Comprehensive Plan Update to the Department of Land Conservation and Development and on December 19, 2014 provided electronic copies to affected state agencies, the Linn County Planning Department and local agencies and requested the notified agencies review the proposal and submit comments to the City of Scio by January 25, 2015; and

WHEREAS, on January 28, 2015 the Scio Planning Commission reviewed the agency comments and recommended minor changes to the Plan; and

WHEREAS, on February 25, 2015 the Scio Planning Commission reviewed the 2015 Scio Buildable Lands Analysis Update; and

WHEREAS, on March 9, 2015 the Scio Planning Commission held an open house to present the plan to the public; and

WHEREAS, on March 9, 2015 the Planning Commission and City Council held a joint public hearing to consider Part 1 of the 2015 Scio Comprehensive Plan Update and heard testimony in favor and against the proposed plan; and

WHEREAS, on March 25, 2015 the Planning Commission discussed the comments provided by citizens at the open house and public hearing and recommended several modifications to the plan; and

WHEREAS, on March 25, 2015 the Planning Commission concluded that the proposed plan was consistent with statewide land use planning goals and guideline, Oregon Administrative Rules and recommended the City Council enact 2015 Scio Comprehensive Plan Update – Part 1 and replace the outdated sections of the Scio Comprehensive Plan; and

WHEREAS, on April 13, 2015 the City Council deliberated about the proposal and concurred with the Planning Commission recommendations,

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

**Section 1. Findings.** Findings of Fact as attached in Exhibit A and incorporated herein are hereby adopted as a basis for the adoption of the amendments to the Scio Comprehensive Plan.

**Section 2. Plan Amendment Adoption.** The 2015 Scio Comprehensive Plan Update – Part 1, attached as Exhibit B and incorporated herein by reference, is adopted and amends the Comprehensive Plan for the City of Scio.

**Section 3. Comprehensive Plan Map Adoption.** The City of Scio Comprehensive Plan map that is included as Map LU-1 in the 2015 Scio Comprehensive Plan Update – Part 1, incorporated herein by reference, is adopted by the City of Scio.



**Section 4. Buildable Lands Analysis Adoption.** The City of Scio Buildable Lands Analysis Update dated February 2015, attached as Exhibit "C" and incorporated herein by reference, is adopted as a technical amendment to the Scio Comprehensive Plan.

**Section 5. Compilation of the Scio Comprehensive Plan.** The City Manager is directed to update the Scio Comprehensive Plan to incorporate the amendments adopted by this ordinance.

**Section 6. 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.

**Section 7. Effective Date.** This ordinance shall be effective May 15, 2015.

**Section 8. Notification to DLCD and Linn County.** The City Manager will provide notification of the City's adoption of this ordinance as a post-acknowledgement plan amendment.

This Ordinance read for the first time by title only on 13<sup>th</sup> day of April, 2015.

This Ordinance read by title only for the second time on 13<sup>th</sup> day of April, 2015.

This Ordinance passed on the 13<sup>th</sup> day of April 2015 by the City Council and executed by the mayor this 13<sup>th</sup> day of April 2015.

Date: 4-14-15

By: Gary A. Weaver  
GARY C. WEAVER, Mayor

Date: 4-14-15

Attest: Virginia A. Griffith  
VIRGINIA A. GRIFFITH, City Manager

APPROVED AS TO FORM

Date: \_\_\_\_\_

By: \_\_\_\_\_  
JOHN E. KENNEDY, City Attorney

Attachments:

Exhibit "A" - Findings

Exhibit "B" - 2015 Scio Comprehensive Plan Update - Part 1

Exhibit "C" - City of Scio Buildable Lands Analysis Update dated February 2015

## Exhibit A

### FINDINGS IN SUPPORT OF THE 2015 SCIO COMPREHENSIVE PLAN UPDATE – PART 1

The proposed 2015 Scio Comprehensive Plan Update – Part 1 includes updated comprehensive plan background information, goals, policies and maps are in conformance with the following Statewide Planning Goals and Comprehensive Plan Policies:

#### STATEWIDE PLANNING GOALS

***GOAL 1: CITIZEN INVOLVEMENT: TO DEVELOP A CITIZEN INVOLVEMENT PROGRAM THAT INSURES THE OPPORTUNITY FOR CITIZENS TO BE INVOLVED IN ALL PHASES OF THE PLANNING PROCESS.***

The proposed 2015 Scio Comprehensive Plan Update – Part 1 was developed to replace an outdated version of the Scio Comprehensive Plan. The Scio Planning Commission serves as the City's appointed Citizen Involvement Committee to review and update the existing comprehensive plan. The Planning Commission will complete the update of the Comprehensive Plan in two parts. The Planning Commission anticipates Part 1 of the plan update will be adopted by June 30, 2015 and Part 2 of the plan update will be drafted and adopted by June 30, 2016.

The 2015 Scio Comprehensive Plan - Part 1 includes the following sections:

- Chapter 1 - Introduction
- Chapter 2 - Citizen Involvement
- Chapter 3 - Demographics
- Chapter 4 - Land Use (including adoption of the Buildable Lands Inventory)
- Chapter 5 - Natural Resources
- Chapter 6 – Historic and Cultural Resources

The 2015 Scio Comprehensive Plan Update - Part 2 will include chapters on Economy, Parks and Open Space, Housing, Public Facilities, Transportation, Energy Conservation and Urban Growth Boundary. Upon completion of both phases, the City staff will compile the plan in a final acknowledged plan document.

#### **Agency Coordination**

The City involved the following state, county and local agency representatives while the plan was being developed.

1. Department of Land Conservation and Development (DLCD): Ed Moore, DLCD's South Willamette Valley Regional Representative, and the City's Planning Consultant David Kinney met several times from August to November 2014 to discuss the DRAFT plan update. Mr. Moore reviewed various working drafts and suggested revisions to address statewide planning goals and administrative rules. The City and DLCD agreed that the 2015 Scio Comprehensive Plan Update would be developed in two parts and would follow the post-acknowledgment plan amendment process.



2. Oregon Employment Department: Will Summers, Workforce Analyst, in the Employment Department's Albany office provided economic and demographic data for inclusion in Chapter 3 "Demographics" and the future Chapter 7 "Economy" and the February 2015 update of the Scio Buildable Lands Analysis.
3. Linn County Geographic Information System (GIS) Department: Linn County GIS staff updated the land use data for vacant land, infill, constrained land (steep slopes, wetlands, non-buildable areas). Steve Barnett, GIS Director, and Scott Valentine, GIS Analyst, completed a review of all buildable lands in February 2015 and generated new data tables and maps for inclusion in the February 2015 update of the Scio Buildable Lands Analysis and the comprehensive plan document.
4. Linn County Planning Department: Linn County Planning Director Robert Wheeldon and Planner Olivia Glantz reviewed the completed DRAFT of the Comprehensive Plan and provided technical information on natural resources lands.

The City emailed .pdf copies of the 2015 Scio Comprehensive Plan Update – Part 1 to various local, county, regional and state agencies for revisions and suggestions. Agencies were asked to return comments to the City by January 25, 2015. A Form 1 Notice of Proposed Plan Amendment was provided to DLCD on December 18, 2014.

On January 22, 2015, the City received an email from Ed Moore, DLCD's South Willamette Valley regional representative, stating he had reviewed the draft and all DLCD comments had been addressed, therefore, the department would not make any further comments as part of the city's proceedings.

On January 26, 2015 the City received an email from Linn County Planning Director stating that he had reviewed the Scio Comprehensive Plan update. Mr. Wheeldon suggested several minor corrections Chapter 4 "Land Use" to ensure the City used the correct Linn County plan designation and zoning district names. Mr. Wheeldon stated he concurred with the City's population forecast, demographic information and land use information in Chapters 3 and 4 and complimented the City staff on the historic resources narrative and update in Chapter 6.

On January 28, 2015 the Scio Planning Commission reviewed agency comments and the City incorporated agency suggestions into the final Public Hearing DRAFT.

#### **Local Citizen Involvement:**

Copies of Phase 1 of the 2015 Scio Comprehensive Plan Update – Part 1 were made available to the public for review on the City of Scio website ([www.ci.scio.or.us](http://www.ci.scio.or.us)) and at City Hall, 38957 NW 1st Avenue in Scio. The plan update, proposed ordinance and the findings document were available for public review on February 15, 2015.

As part of the post acknowledgment plan amendment process, the City provided the community with the following notices of the plan update process:

1. The City included information on the 2015 Comprehensive Plan Update in a special notice mailed to all property owners in the Scio UGB on February 18, 2015 and included a reminder of the Comprehensive Plan update on the February 1, 2015 utility bills. Both informed community members that the plan update was available on the city's website and the City would hold an open house and public hearing on March 9, 2015.

2. The Scio Planning Commission discussed the proposed 2015 Scio Comprehensive Plan Update, goals, policies and draft chapters at most of the regularly scheduled meetings of the Planning Commission from May 2014 through February 2015.
3. A public Open House was held by the City to inform community residents of the plan update on March 9, 2015 from 5:30 to 7:00 p.m. at the City Hall, 38957 NW 1st Avenue, Scio.
4. The Scio Planning Commission and City Council held a joint public hearing on March 9, 2015 as part of a regularly scheduled city council meeting to consider the 2015 Scio Comprehensive Plan Update – Part 1.
5. The Scio Planning Commission deliberated at their regularly scheduled meeting on Wednesday, March 25, 2015 and recommended that the City Council adopt the 2015 Scio Comprehensive Plan Update – Part 1.

***GOAL 2: LAND USE PLANNING: TO ESTABLISH A LAND USE PLANNING PROCESS AND POLICY FRAMEWORK AS A BASIS FOR ALL DECISIONS AND ACTIONS RELATED TO THE USE OF LAND AND TO ASSURE AN ADEQUATE FACTUAL BASE FOR SUCH DECISIONS AND ACTIONS.***

The proposed Plan Amendment Ordinance is consistent with Goal 2 because the Comprehensive Plan Amendment followed the land use planning process established by the existing Scio Comprehensive Plan policies and OAR 660-018 regarding post-acknowledgement plan amendments.

OAR 660-018 Post Acknowledgment Plan Amendments

*660-018-0020 Notice of a proposed change to a Comprehensive Plan*

The City submitted the 2015 Scio Comprehensive Plan Update – Part 1 to DLCD in compliance with OAR 660-018-0020. The City’s submittal included (1) the proposed text of the comprehensive plan update, (2) a summary of the proposal, (3) a draft notice of public hearing and (4) draft findings demonstrating compliance with statewide planning goals, guidelines and administrative rules.

*660-018-0035 DLCD Participation*

The City of Scio solicited comments from DLCD during the preparation of the comprehensive plan update. Ed Moore, DLCD representative, provided advisory recommendations to assist the City in complying with statewide planning goals, state statute and Oregon Administrative Rules.

ORS 197.296, OAR 660-008 and OAR 660-024 Buildable Lands and Allocation of Housing Mix

The City of Scio prepared the Scio Buildable Lands Analysis Update, dated February 2015 to provide accurate data for the 20-year planning period from 2014 to 2035. This 2014 buildable lands analysis update will be a technical amendment to the Scio Comprehensive Plan and will be adopted concurrently with the 2015 comprehensive plan update.

The Scio Buildable Lands Analysis Update identifies suitable and available buildable residential lands in compliance with ORS 197.296, OAR 660-008, 660-009 and 660-024. See Goal 9 below for findings related to Economic Development and employment lands.

The analysis satisfies the inventory requirements in ORS 197.296 (3)(a) and (3)(b), through its inventory of the supply of buildable lands within the Scio UGB, analysis of the capacity of the buildable lands to provide for housing need by type and density range. The Linn County's Geographic Information Systems (GIS) Department inventoried all land inside the Scio UGB utilizing real property data from Linn County.

For residential properties buildable land included:

- (1) All vacant lands planned and zoned for residential use.
- (2) Partially vacant lands planned and zoned for residential use. This includes infill lots which are partially developed but may be divided to create additional building lots on the vacant portion of the parcel meeting the minimum lot sizes in the R-1 and R-2 residential zones.
- (3) Redevelopable land. Redevelopable land is defined as low value properties where the improvement value of existing structures is less than 35% of the 2014 assessed land value.
- (4) Infill land. Infill land is defined as the undeveloped portion of a developed property that could be partitioned or subdivided into one or more building lots meeting the minimum lot requirements of Scio's residential zoning code. Existing residential lots of 0.50 acres or smaller were generally considered fully developed.

Constrained lands, complying with definitions in OAR 660-008-0005 (2), were identified and mapped and then subtracted from the Gross Buildable Acres to arrive at a "NET" buildable land total. Constrained lands deemed unavailable for development included:

1. Locally significant wetlands identified in the *City of Scio Local Wetlands Inventory (2011)*.
2. Slopes 25% or greater
3. Thomas Creek and Peters Ditch streambeds

The *Scio Buildable Lands Analysis Update* provides the City with a factual basis for determining whether or not the City of Scio has an adequate supply of land inside the Scio UGB to provide for residential and employment needs over the next 20 years. It includes an analysis of housing mix and densities (OAR 660.008.0010), an analysis of employment land needs (OAR 660.009.0015) and addresses whether or not there is an adequate supply of buildable residential, commercial, industrial and public use lands inside the UGB (OAR 660.024.0050).

The *Scio Buildable Lands Analysis Update* concludes Scio has a 20-year supply of available land that can be developed for residential, commercial, industrial, and public uses and complies with OAR 660.024.0040. The buildable lands analysis and the *2015 Scio Comprehensive Plan Update* comply with Goal 2 requirements to serve as the factual basis for decisions and actions related to the use of land within the Scio UGB. Chapter 4 summarizes the findings of the updated buildable lands analysis and concludes the City has sufficient land available for both residential and employment lands.

#### *ORS 195.025, ORS 195.033 and ORS 195.034(2) Population Forecast*

The state requires each county to coordinate planning activities and establish a population forecast for the entire county and to coordinate this forecast with the local governments within its boundary. (OAR 195.025 and 195.033).

The last time Linn County prepared a coordinated population forecast that included Scio was 1999 which forecast population only to 2020. Since Linn County's population forecast does not cover the entire 20-year planning period, a city is allowed to use an alternate population forecast. Therefore Scio has used an alternative population forecast for the plan period as provided for ORS 195.034 (2).

Chapter 3 – “Demographics” includes the methodology used to update the City’s population forecast. The City’s 2013 certified population estimate of 830 people was 0.70% of Linn County’s 2013 population estimate of 118,865 people. The City assumes the City’s share of the County’s population will remain at 0.70% of Linn County’s total population over the next forty years. Scio’s population is estimated to increase from 830 people in 2013 to 1052 people in 2035 at the end of the 20-year planning period. This is an increase of 222 people (26.7%) by the year 2035, with an estimated average annual growth rate of 0.75% per year. The Linn County population forecasts will be updated by Portland State University’s Center for Population Research in 2016-2017. The population forecast complies with state statute and Goal 2.

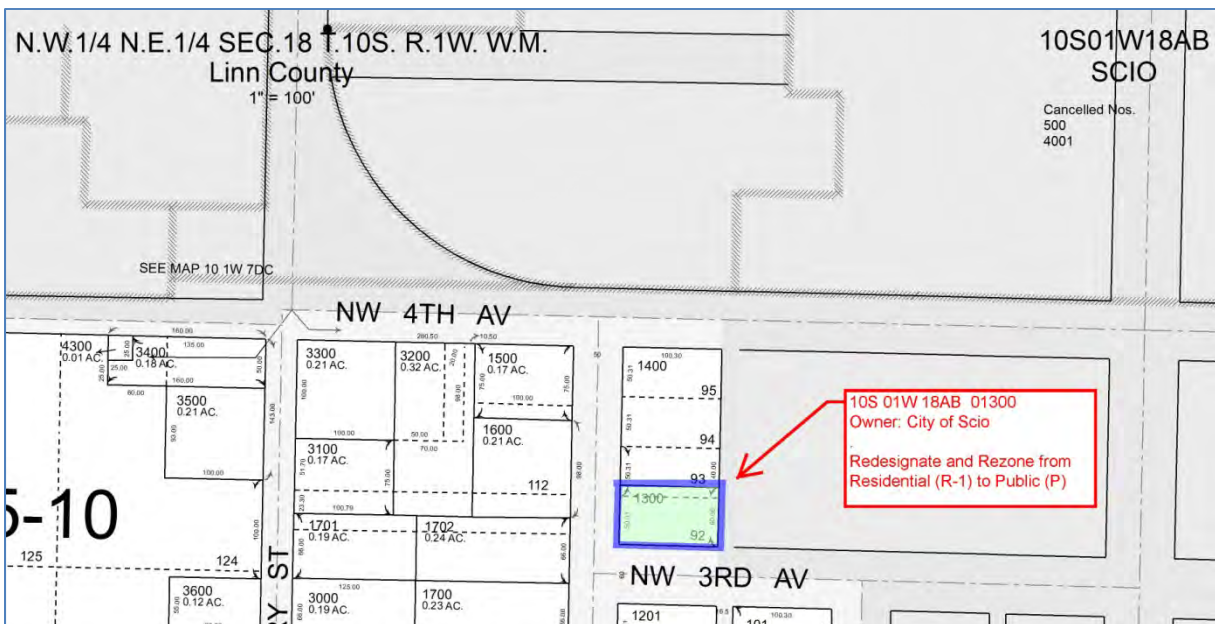
*COMPREHENSIVE PLAN MAP AND ZONING MAP AMENDMENTS:*

As part of the *2015 Scio Comprehensive Plan Update (Part I)* the City reviewed the Scio Comprehensive Plan map and Zoning Map to determine if any map amendments were needed. The only change recommended is the redesignation of a city-owned 0.14 acre parcel from Residential to Public.

**Site 1 Publicly Owned Parcel at 38883 NW Beech Street**

T10S R1W, Section 18 01300 City of Scio 0.14 Acres

Proposed Plan Designation on 2015 Scio Comprehensive Plan Map: Public  
 Proposed Zoning on 2015 Scio Zoning Map: Public



**Summary and Justification for Comprehensive Plan Map change.**

In January 2012, a private residence at 38833 NW Beech St. suffered significant flood damage due to shallow flooding from Thomas Creek. The property was purchased by U.S. Department of Homeland Security, Federal Emergency Management Agency (FEMA) and the home was demolished. FEMA transferred ownership to the City of Scio. The property transfer to the City is contingent on the City maintaining the property in perpetuity as public open space. No structures are permitted which may impede floodwaters from flowing through the property. The City is maintaining the property as a pocket park.

Since the property is in public ownership and cannot be used for a private development, the City concludes it is appropriate to redesignate and rezone the 0.14 acre parcel as Public (P). Map LU-1 – “Scio Comprehensive Plan” and Map LU-2 “Scio Zoning Map” identify the property as Public (P).

***GOAL 3: AGRICULTURAL LANDS: TO PRESERVE AND MAINTAIN AGRICULTURAL LANDS.***

Chapter 4 “Land Use” includes an inventory of existing land uses. According to the Linn County GIS Department, as of September 2014 there were 63.4 acres of land inside the Scio UGB in agricultural and forest use. Section 5.4 in Chapter 5 “Natural Resources” identifies existing Class I to VI lands and the agricultural suitability of soils inside the Scio UGB. The City of Scio and Linn County do not have any agricultural zoning districts inside the Scio UGB. Goal 3 does not apply within adopted, acknowledged urban growth boundaries.

***GOAL 4: FOREST LANDS: TO CONSERVE FOREST LANDS BY MAINTAINING THE FOREST LAND BASE AND TO PROTECT THE STATE’S FOREST ECONOMY BY MAKING POSSIBLE ECONOMICALLY EFFICIENT FOREST PRACTICES THAT ASSURE THE CONTINUOUS GROWING AND HARVESTING OF FOREST TREES SPECIES AS THE LEADING USE ON FORESTLAND CONSISTENT WITH SOUND MANAGEMENT OF SOIL, AIR, WATER, AND FISH AND WILDLIFE RESOURCES AND TO PROVIDE FOR RECREATIONAL OPPORTUNITIES AND AGRICULTURE.***

As noted above, there were 63.4 acres of land inside the Scio UGB in agricultural and forest use in September 2014. Section 5.10 in Chapter 5 “Natural Resources” inventories Forest Lands inside the Scio UGB. The City of Scio and Linn County do not have any forest land zones inside the Scio UGB. Goal 4 does not apply within adopted, acknowledged urban growth boundaries.

***GOAL 5: OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES: TO PROTECT NATURAL RESOURCES AND CONSERVE SCENIC AND HISTORIC AREAS AND OPEN SPACES.***

The 2015 Scio Comprehensive Plan Update – Part 1 does not include new inventories or protection measures for Goal 5 resources. The City has previously completed Goal 5 inventories and adopted appropriate protection measures for historic landmarks and significant local wetlands.

Table LU-10 in Chapter 4 “Land Use” includes a list of previously adopted post-acknowledgment plan amendments including special ordinances, land use implementation measures and plans to protect natural resources, manage flood hazards, inventory and preserve historic resources. The historic and cultural resources inventory and a historic preservation ordinance were adopted as part of the City’s periodic review in 1992. In 2011, the City participated in a multi-jurisdictional wetlands project (MCWRAP) led by the Lane Council of Governments. SWCA, the project’s wetlands consultant, completed a local wetlands inventory and assessment of locally significant wetlands in compliance with Goal 5 requirements. SWCA prepared and the City of Scio adopted the City of Scio Local Wetland Inventory Report and accompanying wetlands protection measures that are included in the Scio Zoning Code. The plan update summarizes information for the wetlands report, lists the locally significant wetlands and includes policies requiring compliance with the approved local wetlands inventory report.

Chapter 5 “Natural Resources” updates basic information on several other Goal 5 resources by using inventory information generated by a variety of natural resource agencies and Linn County including:



- (1) Wetlands. Summarizes the 2011 *City of Scio Local Wetlands Inventory* (2011) and includes a list and map of significant local wetlands. Updates four Natural Resource Policies on wetlands.
- (2) Groundwater. Updates groundwater information in Scio and includes general information from a 2005 USGS groundwater hydrology study of the Southern Willamette Valley. Specific information is added about the City of Scio's municipal wells, including Well #4 which was developed by the City in 1995.

Chapter 5 "Natural Resources" includes updated policies, the City adds NR Policy 7 to identify funding and partner agencies to complete a Goal 5 inventory and adopt protection measures for riparian areas along the Thomas Creek and Peters Ditch.

Chapter 6 "Historic and Cultural Resources" was rewritten to add more historical context about the Scio Area. Sections were added about the Native American heritage, Scio's pioneer settlement, Czech history and covered bridges.

Scio has a rich collection of historic homes, commercial structures and community buildings that date from the mid-1850's to 1920. Several inventories of Scio's historic resources were completed in the 1970s and 1980s and the significance of the resources were evaluated in 1989. The Scio historic resources inventory was adopted by the City in 1991 as part of a periodic review update of the Comprehensive Plan.<sup>1</sup>

As part of the plan update, the City modified the Scio Register of Historic Resources to remove structures that have been demolished, removed or destroyed by fire since 1990. The City staff took digital pictures of each remaining structure and added a narrative describing the historic context. As of January 2015 there are 39 locally significant resources listed in the Scio Register of Historic Resources, Table H-1 and Table H-2. The locations of these historic structures are shown on Map H-1.

The City did not complete any other Goal 5 inventories in preparing the 2015 Scio Comprehensive Plan Update – Part 1. The 2015 Scio Comprehensive Plan Update – Part 1 is consistent with Goal 5 and the post acknowledgment plan amendment (PAPA) is consistent with *OAR 660-023-0250 (3)*. The City finds it is not required to comply with the Goal 5 inventory process, significance determination and preparation of new Goal 5 protection measures because the plan update does not:

- (1) amend a Goal 5 resource list, update the plan in order to protect a Goal 5 resource or address specific requirements of Goal 5; or
- (2) allow new uses that conflict with a significant Goal 5 resource site or resource list; or
- (3) provide new information showing a significant Goal 5 resource site exists inside the Scio UGB..

The City concludes the plan update complies with Goal 5.

---

<sup>1</sup> Ordinance 496, *Scio Comprehensive Plan -- Periodic Review Update*, adopted June 27, 1991. Historic Resources Inventory is included in Appendix C, pp. 21 to 38, and Appendix D, pp. 6 to 11. Acknowledged by LCDC on July 14, 1992.



***GOAL 6: AIR, WATER AND LAND RESOURCES QUALITY: TO MAINTAIN AND IMPROVE THE QUALITY OF THE AIR, WATER, AND LAND RESOURCES OF THE STATE.***

The 2015 Scio Comprehensive Plan Update – Part 1 complies with Goal 6 planning requirements for air, water and land resources. Chapter 5 updates basic background information and planning maps related to air, water and land resources in the following sections:

- 5.2 Air Quality
- 5.3 Geology
- 5.4 Soils
- 5.6 Water including groundwater and surface water
- 5.7 Wetlands
- 5.9 Fish and Wildlife including water quality and watershed protection
- 5.10 Forest Lands
- 5.11 Aggregate Resources

The update draws heavily on existing data available from the Oregon Department of Environmental Quality for air quality, the South Santiam River/Thomas Creek watershed and the Willamette Basin TMDL Plan. Additional background information was obtained from the US Geological Survey Natural Resource Conservation Service (NRCS), the U. S. Federal Emergency Management Agency, the Oregon Department of Geology and Mineral Resources (DOGAMI), the Oregon Department of Forestry, the Oregon Department of Water Resources, the Oregon State University Institute for Natural Resources and Linn County. The City concludes the plan update complies with Goal 6.

***GOAL 7 - AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS: TO PROTECT LIFE AND PROPERTY FROM NATURAL DISASTERS AND HAZARDS.***

The 2015 Scio Comprehensive Plan Update – Part 1 complies with Goal 7 planning requirements for natural hazards. Chapter 5, Section 5.5 updates basic information on natural and geologic hazards in the community, evaluates potential risk and identifies hazard protection measures already adopted by the City of Scio and Linn County. Chapter 5 also includes updated natural hazard policies.

Within the Scio Planning Area natural and geologic hazards are present. Potential hazards include earthquake, flooding, landslide, volcanic action, wildfire, windstorms and severe winter storms.

The Linn County Natural Hazard Mitigation Plan, the county-wide natural hazards assessment and mitigation plan, was updated in 2010. The plan includes the three phases of hazard assessment: 1) hazard identification; 2) vulnerability assessment and 3) risk analysis. The plan recommends hazard mitigation strategies Linn County and communities can take to reduce the impacts on private property, public infrastructure, critical facilities and the public if a natural hazard event occurs.

Chapter 5, Section 5.5 provides a brief narrative and maps of existing and potential natural hazards in the City and surrounding planning area in rural Linn County. The narrative is based on data gleaned from the county-wide hazard mitigation plan. Mapping was prepared by the Linn County GIS Department based on data obtained from DOGAMI and FEMA. The City concludes the plan update complies with Goal 7.

***GOAL 8 - RECREATIONAL NEEDS: TO SATISFY THE RECREATIONAL NEEDS OF THE CITIZENS OF THE STATE AND VISITORS AND, WHERE APPROPRIATE, TO PROVIDE FOR THE SITING OF NECESSARY RECREATIONAL FACILITIES INCLUDING DESTINATION RESORTS.***

The 2015 Scio Comprehensive Plan Update – Part 1 does not address Goal 8 issues, except as part of the Buildable Lands Inventory in Chapter 4 Land Use. The City finds it has adequate land available to provide for planned public facilities but there may be a need for additional land for parks and open space. The City does not have a parks master plan.

Goal 8 will be addressed in Part 2 of the Comprehensive Plan update. The Public Facilities chapter will discuss the City of Scio’s local parks and nearby County park facilities and will move the parks and recreation policies from Chapter 4 to the updated Public Facilities chapter.

***GOAL 9 - ECONOMIC DEVELOPMENT: TO PROVIDE ADEQUATE OPPORTUNITIES THROUGHOUT THE STATE FOR A VARIETY OF ECONOMIC ACTIVITIES VITAL TO THE HEALTH, WELFARE AND PROSPERITY OF OREGON’S CITIZENS.***

Chapter 7 “Economy” will be updated in the Part 2 update of the Comprehensive Plan. The Scio Buildable Lands Analysis was updated to address Goal 9 planning requirements. The buildable lands analysis update utilizes data from the September 2014 Linn County property assessment records. Linn County’s GIS staff updated maps and tables identifying all developed, vacant, infill and redevelopable sites inside the Scio UGB. The City staff analyzed parcels to identify constrained areas and public facility issues on vacant, redevelopable and infill lots. The site analysis removes areas with development constraints including steep slope, wetlands and Thomas Creek that limit the available buildable acreage on each site.

The buildable lands analysis includes a summary of buildable commercial and industrial sites that are available and can be serviced by public facilities. The adopting ordinance with the 2015 Scio Comprehensive Plan Update – Part 1 adopts the February 2015 update of the Scio Buildable Lands Analysis Update by reference.

*OAR 660-009-0015 Economic Opportunity Analysis*

Part 1 of the Scio Comprehensive Plan update does not include an economic opportunity analysis. When the City prepares Part 2 of the plan update, the Economy chapter will include an economic opportunity analysis that complies with OAR 660-0015. It will include (1) a review of local, regional, state and national trends that impact the local economy, (2) an estimate of anticipated employment growth by job sector, (3) an estimate of employment land needs, (4) an inventory and maps of available industrial and commercial sites available in the Scio UGB area and (5) an assessment of community economic potential. The February 2015 update of the Scio Buildable Lands Analysis provides much of the information that will be used to complete the economic opportunity analysis. The City will coordinate the preparation of the Economy chapter with DLCD staff, the Oregon Employment Department and the Oregon Business Development Department staff.

***GOAL 10 - HOUSING: TO PROVIDE FOR THE HOUSING NEEDS OF CITIZENS OF THE STATE.***

The proposed 2015 Scio Comprehensive Plan Update does not significantly affect lands that may be available for residential development in the City of Scio. The Scio Buildable Lands Analysis Update shows the City has an adequate supply of buildable residential land for single family dwellings,

manufactured homes and multi-family housing to serve the needs of the community through the end of the 20-year planning period in 2035.

Chapter 3 “Demographics” provides demographic information on the current population and updates the 20-year population forecast. Chapter 4 “Land Use” provides inventory data on existing land uses in September 2014 and provides a summary of available, buildable residential land.

The land use policies at the end of Chapter 4 have been modified to (1) encourage the placement of multi-family housing near arterial/collector streets where larger size water mains and roads with more traffic capacity are available, (2) encourage redevelopment and infill and (3) designate open space areas to avoid / protect existing wetlands.

The City concludes the 2015 Scio Comprehensive Plan Update – Part 1 complies with Goal 10. The Housing chapter of the Comprehensive Plan will be updated later in 2015.

***GOAL 11 - PUBLIC FACILITIES AND SERVICES: TO PLAN AND DEVELOP A TIMELY, ORDERLY AND EFFICIENT ARRANGEMENT OF PUBLIC FACILITIES AND SERVICES TO SERVE AS A FRAMEWORK FOR URBAN AND RURAL DEVELOPMENT.***

The proposed 2015 Scio Comprehensive Plan Update – Part 1 does not address Goal 11 issues, except as part of the Buildable Lands Inventory. The City finds it has adequate land available to provide for planned public facilities. The Public Facilities chapter of the Comprehensive Plan will be updated later in 2015.

***GOAL 12 – TRANSPORTATION: TO PROVIDE AND ENCOURAGE A SAFE, CONVENIENT AND ECONOMIC TRANSPORTATION SYSTEM.***

The proposed 2015 Scio Comprehensive Plan Update – Part 1 does not address Goal 12 issues, except as part of the Buildable Lands Inventory. The City finds it has adequate land available to provide for planned streets, roads and transportation facilities. The Transportation chapter of the Comprehensive Plan will be updated later in 2015.

***GOAL 13 - ENERGY CONSERVATION: TO CONSERVE ENERGY.***

The proposed 2015 Scio Comprehensive Plan Update – Part 1 does not address Goal 13 issues. Energy conservation issues will be updated later when Part 2 of the update is prepared in 2015.

***GOAL 14: URBANIZATION: TO PROVIDE FOR AN ORDERLY AND EFFICIENT TRANSITION FROM RURAL TO URBAN USE.***

Map LU-1, the Scio Comprehensive Plan map, is included on page 16 in Chapter 4 “Land Use” of the 2015 Scio Comprehensive Plan Update – Part 1. No changes are proposed to the Scio UGB.

The Comprehensive Plan and Zoning maps in Chapter 4 include all post acknowledgment plan amendments to the maps that have been adopted by the City of Scio and Linn County since the Scio Comprehensive Plan periodic review was completed and acknowledged in 1992. The City finds the 2015 Scio Comprehensive Plan Update – Part 1 complies with Goal 14.

Exhibit “B”

**Scio Comprehensive Plan 2015 Update – Part 1**

The Scio Comprehensive Plan 2015 Update–Part 1 dated April 2015 amends the existing Scio Comprehensive Plan and replaces conflicting chapters and sections.

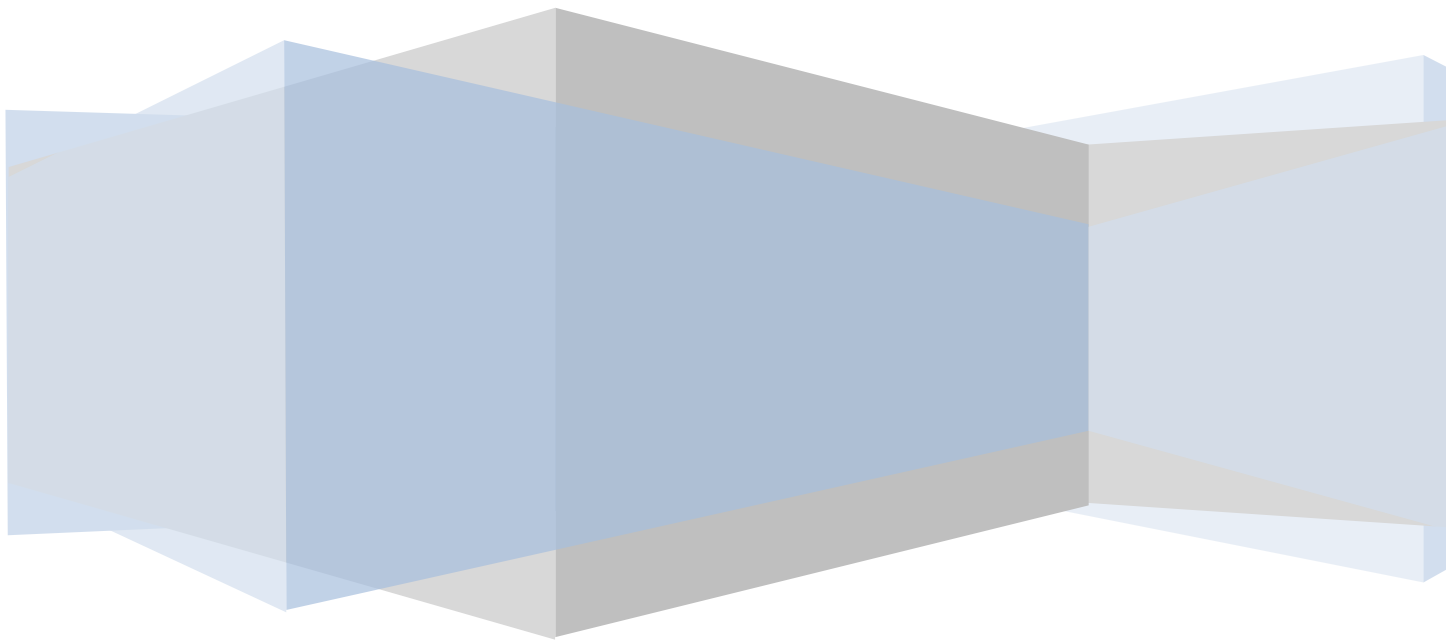
The 2015 update includes the following chapters:

- Chapter 1 – Introduction
- Chapter 2 – Citizen Involvement
- Chapter 3 - Population and Demographics
- Chapter 4 – Land Use
- Chapter 5 – Natural Resources
- Chapter 6 – Historic and Cultural Resources

The Scio Comprehensive Plan 2015 Update–Part 1 is attached.

# Scio Comprehensive Plan Update

April 2015



**CITY OF SCIO**  
**COMPREHENSIVE PLAN**  
**2015 Update**

**Adopted by the City of Scio**

**Ordinance No. 600**  
**April 13, 2015**

Acknowledged by the State of Oregon  
Land Conservation and Development Commission and  
Department of Land Conservation and Development

Scio Comprehensive Plan Acknowledgment Date	September 24, 1981
Periodic Review Acknowledgment Date:	July 14, 1992
2015 Scio Comprehensive Plan Update	April 13, 2015



# CITY OF SCIO

Incorporated 1866

## Mayor

Chadd Weaver

## City Council

Wolfgang Borchard  
Tom Gray  
Debbie Nuber

Joey Ferguson  
Thomas McDaniel  
Carolyn Nunn

## Planning Commission

Chair: Cliff Wooten

Beau Buganski  
Garrett Carter

Nicole Buganski  
Ron Loewen  
Rebecca Renninger

## City Staff

City Manager  
Administrative Assistant  
Librarian  
Public Works Director  
City Attorney  
City Engineer  
Planning Consultant

Virginia Griffith  
Cathy Martin  
Lavonne Murray  
Robert Waller  
John "Tre" Kennedy  
The Morley Thomas Law Firm  
Jon Erwin, PE,  
Erwin Consulting Engineering, LLC.  
David W. Kinney

# TABLE OF CONTENTS

Table of Contents.....	i
Acknowledgments.....	iii
List of Maps and List of Tables .....	v
Chapter 1: Introduction .....	1
1.1 Oregon’s Land Use Planning System .....	1
1.2 Scio Comprehensive Plan and Implementation Measures .....	2
1.3 Updating the Scio Comprehensive Plan.....	3
Chapter 2: Comprehensive Plan and Citizen Involvement .....	5
Citizen Involvement Goals and Policies .....	6
Comprehensive Plan Review and Amendment Goals and Policies .....	7
Chapter 3: Demographics .....	8
3.1 Population Trends .....	8
3.2 Population Forecast .....	10
3.3 Demographic Data on Scio’s Population .....	11
Chapter 4: Land Use .....	16
4.1 Scio Comprehensive Plan Map and Plan Designations .....	16
4.2 Zoning and Zoning Maps (City and UGB) .....	19
4.3 Existing Land Use.....	24
4.4 Buildable Lands .....	26
4.5 Public Facility Plans and Land Use Implementation Ordinances .....	33
Land Use Goals & Policies .....	34
Chapter 5: Scio and the Natural Environment .....	40
5.1 Climate.....	40
5.2 Air Quality .....	40
5.3 Geology.....	42
5.4 Soils.....	45
5.5 Natural and Geologic Hazards .....	50
5.6 Water.....	55
5.7 Wetlands.....	56
5.8 Flood Hazards .....	59
5.9 Fish and Wildlife.....	62
5.10 Forest Lands .....	66
5.11 Aggregate Resources.....	68
Natural Resource Goals and Policies .....	69

Chapter 6: Historic and Cultural Resources.....	72
6.1 Native Americans – Kalapuya Indians.....	72
6.2 Scio’s Pioneer Settlement and Early History .....	72
6.3 Czech History.....	73
6.4 Covered Bridges.....	74
6.5 Historic and Cultural Resources.....	74
Historic Resources Goals and Policies .....	87

Part 2 – TO BE COMPLETED BY JUNE 2016

Chapter 7: Economy .....	To be included in Part 2 Update
Scio and the Mid-Willamette Valley .....	
Employment Characteristics .....	
Impact of the Great Recession .....	
Economic Trends .....	
Community Economic Potential .....	
Employment Land Needs .....	
Economic Goals & Policies .....	

Chapter 8: Housing .....	To be included in Part 2 Update
--------------------------	---------------------------------

Chapter 9: Public Facilities .....	To be included in Part 2 Update
------------------------------------	---------------------------------

Chapter 10: Transportation .....	To be included in Part 2 Update
----------------------------------	---------------------------------

Chapter 11: Energy Conservation.....	To be included in Part 2 Update
--------------------------------------	---------------------------------

Chapter 12: Scio Urban Growth Boundary.....	To be included in Part 2 Update
---	---------------------------------

Appendices.....	To be included in Part 2 Update
-----------------	---------------------------------

- A. Scio Urban Growth Boundary and Policy Agreement Between the City of Scio & Linn County
- B. Linn County Ordinance Adopting the Scio Urban Growth Boundary
- C. Scio Resolution Adopting the Scio Urban Growth Boundary
- D. Scio Ordinance 600 Adopting the 2015 Scio Comprehensive Plan Update (Part 1)
- E. Comprehensive Plan Maps – Full Page .pdf prints of all maps

## ACKNOWLEDGMENTS

The *Scio Comprehensive Plan Update* was prepared during 2014 and 2015 by the City of Scio's Planning Consultant David W. Kinney and Cathy Martin, Administrative Assistant for the City of Scio. The City gratefully acknowledges the participation of the following people who contributed to the development and review of the comprehensive plan document.

### Scio Planning Commission Members

The Scio Planning Commission served as the City's Citizen Involvement Committee to update the plan. In addition to those Planning Commissioners listed on the cover page, there were other members of the Planning Commission who were integral partners in the development of the updated goals and policies and in the overall review, editing and drafting of the comprehensive plan document. Several long time members of the Scio Planning Commission completed their terms of office or left the Planning Commission before the comprehensive plan update was completed. The City thanks each of them for their contributions.

Wolfgang Borchard

Linda Minten

Mary Van Agtmael

Michael Ennis

Carolyn Neve

### Linn County Geographic Information System (GIS) Staff

The City of Scio extends special appreciation to Scott Valentine and Steve Barnett with the Linn County Geographic Information Systems Department for compiling all of the updated land use data that is included in Chapter 4 "Land Use" and for preparing all of the maps included in the *Scio Comprehensive Plan Update*.

### Department of Land Conservation and Development

Ed Moore, South Willamette Valley Regional Representative, State of Oregon Department of Land Conversation and Development (DLCD) patiently worked with the City staff and consultants throughout the plan update. He edited the plan and provided advice and counsel to ensure the *Scio Comprehensive Plan Update* complies with statewide planning goals, Oregon Administrative Rules and state statute.



## LIST OF MAPS & FIGURES

Figure No.		Page No.
Map LU-1	Scio Comprehensive Plan Map .....	17
Map LU-2	Scio Zoning Map .....	20
Map LU-3	Linn County Zoning within the Scio UGB .....	22
Map LU-4	Existing Land Uses (2014).....	25
Map LU-6	Vacant Lots and Undeveloped Land on Improved Lots (2014).....	32
Map NR-1	Scio’s Geographic Location in the Willamette Valley .....	41
Map NR-2	Scio Planning Area Geology.....	44
Map NR-3	Scio Planning Area Agricultural Soil Classes .....	47
Map NR-4	Scio Planning Area Soils by NRCS Soil Code .....	48
Map NR-5	Scio Planning Area Landslide Hazards.....	52
Map NR-6	Scio Planning Area Slopes .....	53
Map NR-7	Locally Significant Wetlands in the Scio Wetlands Study Area .....	57
Map NR-8	Special Flood Hazard Areas.....	60
Map NR-9	January 2012 Flood Inundation Areas Based on Thomas Creek Elevations .....	61
Map NR-10	Essential Salmon Habitat .....	63
Map NR-11	Forest Lands.....	67
Map HR-1	Scio Register of Historic Resources .....	85

## LIST OF TABLES

Table No.		Page No.
Chapter 3: Demographics		
D-1	Population Growth Rates: 1980 – 2010 .....	8
D-2	City of Scio Population: 1880 – 2013.....	9
D-3	Scio Population History .....	10
D-4	Forecast Population Growth for Linn County and Scio: 2010 – 2050.....	11
D-5	Age Groups as a Percentage of Population: Scio vs. County comparison.....	13
D-6	Race and Ethnicity: Scio vs. County comparison .....	14
D-7	Educational Attainment for Scio Residents .....	15
Chapter 4: Land Use		
LU-1	Acreage in Scio UGB .....	16
LU-2	City of Scio Zoning Districts .....	19
LU-3	Linn County and Marion County Zoning Districts within the Scio UGB .....	21
LU-4	Total Acres by Zoning District .....	23
LU-5	Existing Land Use.....	24
LU-6	Buildable Lands Analysis – Comparison of Land Need and Supply through 2035 .....	27
LU-7	Residential Housing Mix .....	27
LU-8	Buildable Lands by Residential Zoning District.....	28
LU-9	Buildable Commercial and Industrial Lands .....	29
LU-10	Special Ordinances, Land Use Implementation Measures and Public Facility Plans.....	33



Chapter 5: Natural Resources

NR-1	Scio Planning Area Soil Fact Sheet .....	49
NR-2	Types of Wetlands within the Scio UGB.....	56
NR-3	Cowardin Classification of all Wetlands within the Scio UGB.....	58
NR-4	Thermally Induced Cold Water Fish Mortality Modes.....	65
NR-5	Oregon’s Biologically Based Temperature Criteria.....	65

Chapter 6: Historic and Cultural Resources

HR-1	Scio Register of Historic Resources .....	76
HR-2	Scio Register of Historic Resources by Address, Tax Map and Lot.....	86

Chapter 7: Economy (Future Tables)

EC-1	Employment by Industry: Linn County .....	
EC-2	Occupations of Employed Scio Residents .....	
EC-3	Scio Resident Place of Employment.....	
EC-4	Jobs to Population Ratio .....	
EC-5	2012 Income and Employment Characteristics – Linn County Communities.....	
EC-6	Average Annual Unemployment Rates .....	
EC-7	Employment Acreage in Scio UGB.....	
EC-8	Commercial Land Use in Scio (2014) .....	
EC-9	Buildable Commercial Lands .....	
EC-10	Buildable Industrial Lands.....	

# Chapter 1

## Introduction

The Scio Comprehensive Plan provides a framework for orderly growth and development in the City of Scio. The Plan describes a long term vision for the community. The goals and policies in the Plan and the implementation measures adopted by the City provide the regulatory structure that is to be used to achieve that vision.

The Scio Comprehensive Plan was originally adopted in 1980 after a three year community planning process which actively engaged the citizens of Scio. Representatives from the Linn County Planning Department, the Department of Land Conservation and Development (DLCD) and various state and federal agencies assisted with the development of the plan. The Scio Comprehensive Plan and implementation ordinances were adopted by the Scio City Council in 1980 and acknowledged by Land Conservation and Development Commission (LCDC) on September 24, 1981. The first periodic review and major plan update was completed in the early 1990s and a periodic review acknowledgment order was issued by LCDC on July 14, 1992. The 2015 plan update is the first significant revision to the plan since 1992.

### **Oregon's Land Use Planning System:**

In 1973, the Oregon Legislature adopted Senate Bill 100 (Oregon Revised Statute (O.R.S.) Chapter 197). Under the provisions of O.R.S. 197, all jurisdictions within the State of Oregon are required to develop and adopt comprehensive plans in compliance with statewide planning goals.

The Land Conservation and Development Commission (L.C.D.C.) was established to develop the statewide planning goals, to administer funds for the development of Comprehensive Plans and to review all plans for compliance with the statewide planning goals. Over the past forty+ years, the Oregon Legislature has updated O.R.S. 197 and LCDC has modified the statewide planning goals and adopted administrative rules to implement the statewide planning program. Together the state statutes, goals and administrative rules clearly articulate what elements are required in a local comprehensive plan and implementation ordinances. They also describe roles and responsibilities of local and state agencies in the statewide planning process and what is required of local government officials when making ministerial, quasi-judicial and legislative land use decisions.

**“Comprehensive Plan”**: means a generalized, coordinated land use map, goals and policy statements of the governing body of a state agency, city, county or special district that inter-relates all functional and natural systems and activities relating to the use of lands, including but not limited to public facilities including sewer, water and storm drainage systems, transportation, housing, economic development, recreational facilities, open space and natural resources. “Comprehensive” means all-inclusive, both in terms of the geographic area covered and functional and natural activities and systems occurring in the area covered by the plan. “General

nature” means a summary to policies and proposals in broad categories and does not necessarily indicate specific locations of any area, activity or use. A plan is “coordinated” when the needs of all levels of government, semi-public and private agencies and the citizens of Oregon have been considered and accommodated as much as possible. “Land” includes water, both surface and sub-surface, and the air.

The acknowledged Comprehensive Plan is the governing document for local land use decision making. The relationship between the Comprehensive Plan and the Zoning Ordinance was addressed in the 1970’s by two cases heard by the Oregon Supreme Court.

In the case of Fasano v. Washington County Commissioners it was determined that: “the plan embodies policy determinations and guiding principles; the zoning ordinances provide the detailed means of giving effect to these principles,” and that “it must be proved that the (zone) change is in conformance with the comprehensive plan.”

An earlier decision in the 1974 case of Baker v. City of Milwaukie emphasized the importance of the Comprehensive Plan as City’s governing land use document. In that case it was concluded “*that a comprehensive plan is the controlling land use planning instrument for a city. Upon passage of a comprehensive plan, a city (or county) assumes a responsibility to effectuate that plan and resolve conflicting zoning ordinances. We further hold that the zoning decision must be in accord with that plan and a zoning ordinance which allows a more intensive use than that prescribed in the plan must fail.*”

### **Scio Comprehensive Plan and Implementation Measures:**

The Scio Comprehensive Plan “Plan” is composed of three major interrelated parts.

- (1) background reports, public facility plans and technical studies
- (2) goals, policies and official plan maps;
- (3) implementation ordinances and measures.

The Plan document provides a narrative describing the history of the community, land use patterns, public facilities, natural resources and future growth patterns inside the urban growth boundary. The plan summarizes key findings from the background studies, public facility plans and technical reports and where necessary adopts these documents as technical amendments to the plan.

Based on the background information and technical studies, the City has adopted goals, policies and maps to guide development and provide for planned growth in the community. The fundamental difference between a goal and a policy is:

- 1) *a goal is a general directive or accomplishment towards which the city wishes to go in the future;*
- 2) *a policy is a specific action the city feels is necessary to accomplish the goal.*

The implementation measures include the zoning, subdivision and other regulatory ordinances that govern the use of specific use of individual properties within the City.

Together, the Scio Comprehensive Plan, technical amendments to the plan and the implementation measures carry the force of law and provide the regulatory framework for land use decisions in the City. The community and individual property owners can rely on the City's comprehensive plan to provide a clear vision for the future land uses and implementation measures to include the specific standards and criteria which must be used by the City in making land use decisions. The city staff, Planning Commission and City Council use all three to make legislative, quasi-judicial and ministerial land use decisions.

**Legislative:** The adoption of the Comprehensive Plan and amendments to the plan are legislative decisions. These decisions create policy and affect the community as a whole.

**Quasi-judicial:** Quasi-judicial decisions are made when the city council or planning commission considers a typical land use application. A quasi-judicial proceeding is similar to a judicial proceeding with procedures, testimony and evidence. Previously adopted comprehensive plan policies, data from approved technical studies, zoning and subdivision standards and criteria are all applied to specific facts to arrive at a decision on a land use application. Examples include zone changes, subdivisions, partitions, conditional use permits and variances.

**Ministerial:** A ministerial decision is an administrative action to apply standards and criteria to a specific proposal or application. They require little or no discretion on the part of the decision maker. Examples include the issuance of building permits, sign permits or lot line adjustments.

### **Updating the Scio Comprehensive Plan:**

The original Scio Comprehensive Plan was developed by the citizens of Scio in the late 1970s to meet the needs of the City of Scio for a 20-year planning horizon to the year 2000. As times change, so do the conditions for which many of the goals and policies of this Plan were written. It is therefore important that the plan be maintained as a workable document sensitive to the people and environment of Scio. To maintain the Plan, periodic review and updating will be necessary.

Since the original adoption of the Comprehensive Plan in 1980, the City has amended the plan many times. In 1990, the City completed a periodic review update that was reviewed and approved by LCDC on July 14, 1992.

Since then, the City has adopted a number of post acknowledgment plan amendments (PAPAs) to the Plan and implementation ordinances. The City has also adopted technical planning studies to address issues that affect the entire community. These include the buildable lands analysis, a natural hazards mitigation plan, a flood plain hazards ordinance, the local wetlands inventory and

public facilities plans. The PAPAs adopted by the City include these technical planning studies but also include specific quasi-judicial decisions to address land use applications submitted by individual property owners.

As Scio grows and development activities occur, the City will continue to make land use decisions and public investments in the civic infrastructure. The Scio Comprehensive Plan provides the overall vision, goals and policies to guide the City's leaders and enable them to make meaningful and consistent decisions. If the Plan is followed, decisions will be consistent regardless who is in the position to make the decision. The end result should be a stronger, more vibrant community.

The purpose of the 2015 Comprehensive Plan update is to plan for growth over the next twenty years to the year 2035. As part of this update, out-of-date information has been removed. Amendments adopted by the City since 1990 have been incorporated into the plan. New background information on the community has been added.

## **Chapter 2**

### **Scio Comprehensive Plan and Citizen Involvement**

The Scio Planning Commission has been instrumental in the development of the Comprehensive Plan, the zoning code, implementation ordinances and planning studies. The Planning Commission serves as the committee for citizen involvement (CCI). It makes a concerted effort to involve a broad cross-section of the community in the development of planning documents, technical studies and land use policies and carefully considers public comments when it makes land use decisions on specific development proposals.

The City Council has delegated significant responsibilities to the Planning Commission for community development and land use planning. The Planning Commission sets goals and prepares an annual work program describing its projects for the coming year. In order to keep elected officials informed of the City's planning and community development program, the Commission will provide the City Council with an annual report summarizing its accomplishments and land use decisions made during the prior year and identify the planning projects that are scheduled for the coming year.

The Planning Commission works closely with the staff, planning consultants, City Engineer, community groups and elected officials to evaluate the effectiveness of the city's planning program and continuously update the Comprehensive Plan, background studies and implementation ordinances. In an effort to reach and involve the citizens of Scio in all phases of the planning process, the Planning Commission regularly holds open houses, public meetings and public hearings. Periodically, community surveys are used to gauge public opinion and identify citizen priorities on planning and public facility issues. The Commission provides policy recommendations to the City Council as required or when requested.

There are many advantages to small town living, one of the greatest is the people of the community. The City has and will continue to provide citizens with opportunities to become involved in city government and assist with projects that are intended to improve community livability.

In order to maintain the plan as a document sensitive to the needs of the people and an ever changing community, the citizens of Scio will be encouraged to continue to take an active role in the review, amendment and update of the Scio Comprehensive Plan.

# **GOALS AND POLICIES FOR CITIZEN INVOLVEMENT**

## **STATEWIDE PLANNING GOALS**

**GOAL 1 – CITIZEN INVOLVEMENT:** To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

## **CITY OF SCIO GOALS and POLICIES**

**Goal CI-1:** To provide for ongoing citizen participation and involvement in the City of Scio’s land use and community development programs.

**Goal CI-2:** To achieve effective communication between the city government and the citizens of Scio.

**Goal CI-3:** To encourage an atmosphere for meaningful citizen involvement.

**Policy CI-1:** The Scio Planning Commission is designated as the Committee for Citizen Involvement, whose ongoing responsibility is to:

- a. Periodically review, update, and maintain the Scio Comprehensive Plan as a workable document, sensitive to the needs of the community, the citizens and the future growth of Scio,
- b. Involve citizens in a meaningful way in the City’s goal setting, policy development, long-range planning and community development activities,
- c. Hold open public meetings and solicit public input in order to give community residents the opportunity to participate in the various stages of the planning and community development process,
- d. Inform the community of planning commission meetings, development proposals, and planning activities through the media and direct communication,
- e. Periodically conduct community surveys to obtain public input, assess community attitudes and evaluate the City’s effectiveness in meeting community needs,
- f. Provide the City Council with information and recommendations on planning related issues, and.
- g. Provide the City Council with an annual report of the prior year land use decisions and Commission projects and a work program for the coming year.

Policy CI-2: The City of Scio may periodically recognize individuals or groups who have made significant contributions to the improvement of the community.

Policy CI-3: The City will supply adequate human, financial and informational resources for the citizen involvement program.

## **GOALS AND POLICIES COMPREHENSIVE PLAN REVIEW & AMENDMENT**

### **STATEWIDE PLANNING GOALS**

**GOAL 2 - LAND USE PLANNING: To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.**

### **CITY OF SCIO GOALS and POLICIES**

**Goal CP-1: To periodically update the Scio Comprehensive Plan, its goals and policies so the Comprehensive Plan describes the community's vision and promotes the development of a livable community.**

Policy CP-1: To serve the best interests of the community the City of Scio will update the Comprehensive Plan if it is found that public policies and/or circumstances have changed which render any part of the plan out of date or ineffective.

Policy CP-2: The Scio Planning Commission will review the Comprehensive Plan, inventory data, public facility plans and implementation ordinances every seven to ten years to determine what revisions and/or additions are needed. Revisions may be made at any time after providing opportunities for citizen involvement and agency coordination.

Policy CP-3: The City will provide regular training to Planning Commission members to acquaint members with statewide planning goals and policies, the Comprehensive Plan, city land use regulations, policies and procedures and current planning issues.

Policy CP-4: The City of Scio will follow state law and Oregon Administrative Rules when amending the Scio Comprehensive Plan.

Policy CP-5: The City of Scio will consider amendments to the Scio Comprehensive Plan which are initiated by:

- a. An affected individual, group, public or private agency or jurisdiction.
- b. The Scio Planning Commission.
- c. The Scio City Council.



## Chapter 3 Demographics

The Comprehensive Plan uses historical population information to understand how the community has developed over the past century. Population growth projections are used to forecast the amount of land needed for future residential, commercial, industrial and public uses, plan for the expansion or modification of the City’s Urban Growth Boundary and to plan for the scope and timing of needed public facilities. These projections rely on a review of historical growth rates, county-wide trends and statewide demographic characteristics.

### 3.1 Population Trends

Oregon. In the 1990’s and 2000’s Oregon’s population grew at a pace faster than the nation. Oregon’s population growth has historically been heavily affected by the state of the economy. In good economic times, migration of people to Oregon fueled population growth. Net migration (people migrating to Oregon minus out-migration of people leaving the state) accounted for three-quarters of Oregon’s population growth in the 1990’s and 51% of Oregon’s population growth in the 2000’s. Population growth and net migration slowed during the Great Recession (2008 to 2013) due to the poor employment and economic conditions.

Future population projections anticipate net migration will increase from a low of 32% of the annual population increase in 2010 to more than 2/3<sup>rds</sup> of Oregon’s annual population growth in the year 2020 (28,000 people annually). The long term forecast estimates Oregon’s population will grow faster than the nation.<sup>1</sup>

Table D-1  
**Population Growth Rates 1980–2010**

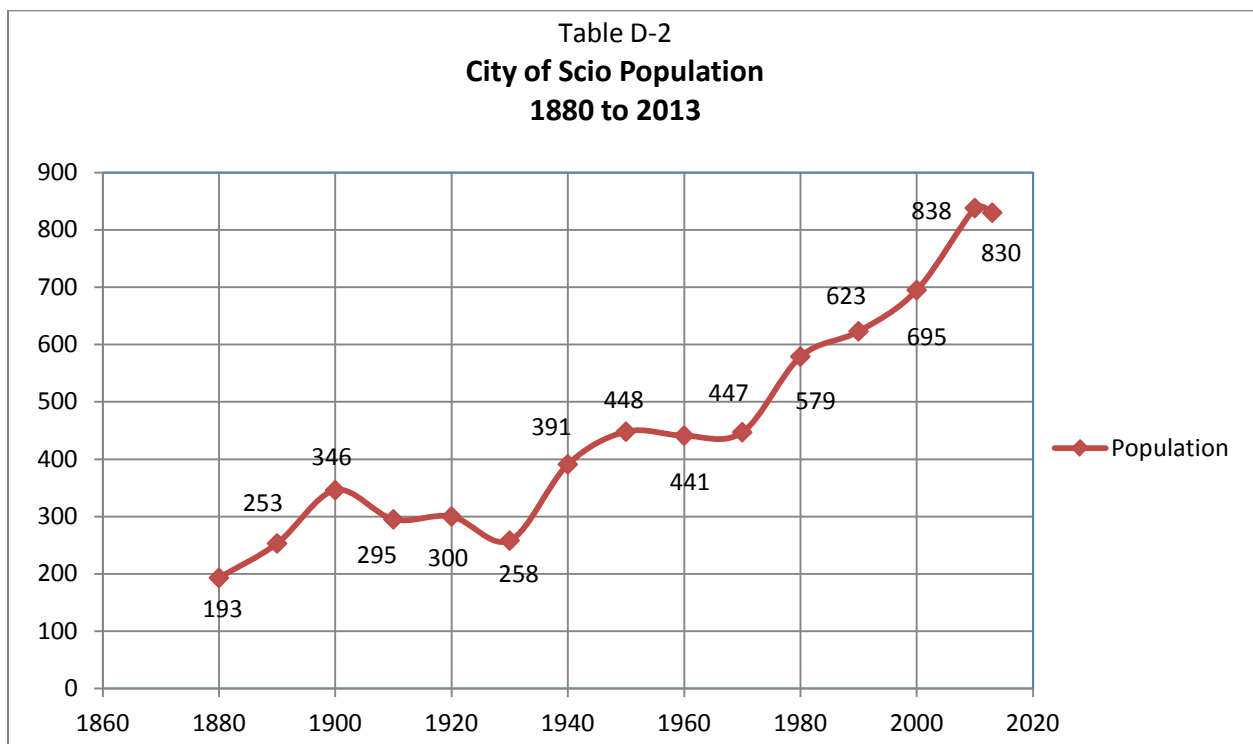
	1980	1990	2000	2010	Changes in Population		
					1980-1990	1990-2000	2000-2010
U.S.	226,545,805	248,709,873	281,421,906	308,745,538	9.8%	13.2%	9.7%
Oregon	2,633,156	2,842,337	3,421,437	3,831,074	7.9%	20.4%	12.0%
Willamette Valley	1,788,577	1,962,816	2,280,631	2,684,933	9.7%	16.2%	17.7%
Linn County	89,495	91,227	103,083	116,672	1.9%	13.0%	13.2%
Albany	26,540	33,230	41,026	50,158	26.3%	21.9%	22.8%
Scio	579	623	695	838	7.0%	11.6%	20.6%

Sources: U.S. Census Bureau and Center for Population Research and Census, Portland State University.

<sup>1</sup> Oregon’s Demographic Trends, Office of Economic Analysis, Department of Administrative Services, State of Oregon, December 2012, p. 5. [http://www.oregon.gov/DAS/OEA/docs/demographic/OR\\_pop\\_trend2012.pdf](http://www.oregon.gov/DAS/OEA/docs/demographic/OR_pop_trend2012.pdf)

Willamette Valley. The Willamette Valley is Oregon’s population center.<sup>2</sup> Just over 70% of Oregon’s population is located in the Willamette Valley, which contains only 14% of the state’s land area. Population is concentrated in the metropolitan areas of Portland, Salem, and Eugene. The State of Oregon Office of Economic Analysis estimates Oregon’s population growth will continue to occur in the Willamette Valley, major cities and the Portland metropolitan area.

Linn County. Linn County is located in the southern half of the Willamette Valley between the Salem and Eugene metropolitan areas. Albany is the largest city in Linn County and serves as the County seat. Although Albany has experienced faster population growth than the State and Willamette Valley since 1980, Linn County’s overall population has not grown as rapidly as the Willamette Valley as a whole.



Scio. Historically, Scio has served as a community center for the surrounding agricultural and forestry area in east-central Linn County since the late 1800’s. The downtown businesses, schools and churches have served both rural residents and city residents. Scio’s population remained stable in the early half of the 20th Century; it fluctuated up and down between 250 and 350 residents. Growth in the late 1930’s and 1940’s increased the City’s population to 448 people by 1950. The population hovered around 450 from 1950 to 1970. Population growth

<sup>2</sup> The Willamette Valley is composed of Benton, Clackamas, Lane, Linn, and Marion, Multnomah, Polk, Washington, and Yamhill counties.

from 1970 to 2010 has been steady. The development of the Thomas Creek Estates subdivision fueled a small growth spurt in the 2000's.

<b>City of Scio Average Annual Growth Rates</b>	
<b>1980 to 2013</b>	<b>1.10%</b>
<b>2000 to 2013</b>	<b>1.38%</b>

The historic population graph (Table D-2) and the population table (Table D-3) show the rise and fall of Scio's population over the past century. They also clearly show Scio's population growth since 1970 has been steady and reflects similar growth in Linn County and the Willamette Valley for the four decades from 1970 to 2010. With the onset of the Great Recession,

few single family building permits were issued from 2010 to 2013.

Table D-3 shows Scio's annual Census population for the period 1880 to 2010 and the annual population estimates for the years 2011 to 2013 prepared by Portland State University's College of Urban and Public Affairs: Population Research Center. The PSU estimates show the City has seen a small drop in population since 2010.

Table D-3  
**Scio Population History**

<b>Year</b>	<b>US Census</b>	<b>PSU Estimate</b>	<b>% Change</b>
1880	193		
1890	253		31.1%
1900	346		36.8%
1910	295		-14.7%
1920	300		1.7%
1930	258		-14.0%
1940	391		51.6%
1950	448		14.6%
1960	441		-1.6%
1970	447		1.4%
1980	579		29.5%
1990	623		7.6%
2000	695		11.6%
2010	838		20.6%
2011		840	0.2%
2012		830	-1.2%
2013		830	0.0%

### 3.2 Population Forecast

The state requires each county to establish a population forecast for the entire county and to coordinate this forecast with the local governments within its boundary.<sup>3</sup>

The last time Linn County prepared a coordinated population forecast that included Scio was 1999 which forecast population only to 2020. Since Linn County's population forecast does not cover the entire 20-year planning period, a city is allowed to use an alternate population forecast.<sup>4</sup> Therefore Scio used an alternative population forecast for the plan period as provided for in state statute.

The City used the State of Oregon's March 2013 long-term forecast for population growth for Linn County and the 2013 certified population estimates for Scio and Linn County to project Scio's population during the 20-year planning period. The City's population forecast is summarized in Table D-4.

The City of Scio's population of 838 people at the time of 2010 Census was 0.72% of Linn

<sup>3</sup> ORS 195.025 and ORS 195.036.

<sup>4</sup> ORS 195.034(2)

County’s overall population of 116,840 people. The city’s share of the county population has dropped slightly since 2010. The City’s 2013 certified population estimate of 830 people was 0.70% of Linn County’s 2013 population estimate of 118,865 people. The City assumes the City’s share of the County’s population will remain at 0.70% of Linn County’s total population over the next twenty years. Scio’s population is estimated to increase from 830 people to 1,052 people by 2035, the end of the 20-year planning period, at an average annual growth rate of 1.09% per year.

Table D-4  
**Forecast Population Growth for Linn County & City of Scio, 2015 – 2050**

Year	Linn County Forecast			City of Scio Forecast @ 0.70 of Linn County Population Forecast		
	Amount	Change	% Change	Amount	Change	% Change
<b>Actual Population</b>						
2010 Census	116,840			838		0.72%
2013 PSU Est	116,865			830		0.70%
<b>Forecast Population</b>						
2015	121,142	4,302	3.68%	847	17	1.11%
2020	128,454	7,312	6.04%	898	51	6.04%
2025	136,224	7,770	6.05%	953	55	6.05%
2030	143,673	7,449	5.47%	1005	52	5.47%
2035	150,395	6,722	4.68%	1052	47	4.68%
2040	156,505	6,110	4.06%	1095	43	4.06%
2045	162,360	5,854	3.74%	1136	41	3.74%
2050	168,189	5,830	3.59%	1176	40	3.59%

Sources: State of Oregon, Office of Economic Analysis, March 2013 County Forecast, PSU Certified Population estimates for 2013 and City of Scio projections at 0.70% of Linn County’s total population.

In 2013 the Oregon legislature passed a law delegating responsibility for preparing population forecasts to PSU’s Population Research Center. Each county-wide population forecast will have a 50-year time horizon. The population forecasts will be updated every four years and the county-wide population forecast will be coordinated with each incorporated city. Linn County and Benton County are in the third group of counties to be scheduled to have the coordinated population forecast updated. PSU’s Center for Population Research has scheduled the forecast for completion in 2016-2017.

### **3.3 Demographic Data - A Census Snapshot: Scio and Linn County**

Demographic characteristics of Scio's and Linn County's population provide a snapshot of Scio's demographic makeup in comparison to the county and state population profile. More recent data is available for Linn County and the State of Oregon, but is either not readily available for a small city under 1,000 population or the margin for error listed for the data set is very large. The information listed is taken from the 2010 Census, the 2012 American Community Survey (ACS) or other sources as noted.

Scio residents were:

- Less affluent - median household income in Scio (\$38,958) was lower than the median household income in Linn County (\$45,862) and the State of Oregon (\$49,260) [2010 Census].

By 2012 median household income in Linn County rose to \$47,129 but remained lower than the median household income of \$50,036 in the State of Oregon.

- More likely to be employed – Scio's unemployment rate in 2010 was 6.1%, compared to 7.6% in Linn County and 8.7% in the State of Oregon [2010 Census].

Linn County's unemployment rate rose between 2010 and 2014. In July 2014, the Linn County unemployment rate was 8.3% compared to 6.9% in the State of Oregon [State of Oregon Employment Department].

- More likely to work in natural resources industries – More than 30% of Scio's workers were employed in natural resources and construction industries compared to 13.4% in Linn County. [2010 Census and 2012 ACS].
- Younger than Linn County – Median age in Scio was 34.8 years compared to 39.2 years in Linn County [2010 Census].
- Diversity – The majority of people in Scio (91.4%) and Linn County (90.6%) are white. Scio is more diverse in 2010 than it was in 2000, when 95% of Scio's population was white. Oregon is one of the least diverse states in the U.S. in terms of race and ethnicity [2010 Census].
- Educational Attainment – Scio and Linn County residents age 25 years and older are less educated than Oregon's overall population [2010 Census and 2012 ACS].
- High School: The 2012 American Community Survey shows 90.5% of Scio's residents and 88.7% of Linn County residents age 25 and older had a high school diploma or GED. These rates mirror Oregon's 89.2% [2012 ACS].
- Advance Educational Degrees: In both Scio and Linn County approximately 15% of their residents had obtained a bachelor's degree or higher. In 2012 29.2% of Oregonian's age 25 and older had a college degree [2012 ACS].
- More likely to be homeowners – 65% of Scio's and Linn County's residents lived in owner-occupied homes compared to 57.9% in the State of Oregon [2010 Census].

- Larger household size – Household size in Scio was 2.74 persons per household compared to Linn County (2.55 persons) and the State of Oregon (2.47) [2010 Census].
- Less likely to be in poverty status – 9.8% of Scio families lived in poverty in 2010 compared to families in Linn County (13.9%) and the State of Oregon (12.9%) [2010 Census].

**Age Distribution:**

Due to the aging of the post-World War II baby boomer generation and improved health care, Oregon’s population is expected to continue to get older in the next twenty years. Life expectancy for Oregonian’s is projected to increase during the next decade. Average life expectancy for men will increase from 75.7 years (2000) to 78.2 years (2020) and life expectancy for women will increase from 80.2 years (2000) to 82.7 years (2020).<sup>5</sup>

Table D-5  
**Linn County and City of Scio  
 Age Groups as a Percentage of Population**

Age Ranges	City of Scio 2000		City of Scio 2010		Linn County 2010	
<b>0 to 14</b>	161	23.2%	190	22.7%	23,429	20.1%
<b>15 to 24</b>	100	14.4%	121	12.1%	14,635	12.5%
<b>25 to 34</b>	80	11.5%	131	15.6%	14,341	12.3%
<b>35 to 44</b>	91	13.1%	91	10.9%	14,148	12.1%
<b>45 to 54</b>	78	11.2%	116	13.9%	16,347	14.0%
<b>55 to 64</b>	79	11.4%	91	10.9%	15,781	13.5%
<b>65 to 74</b>	48	6.9%	87	10.4%	9,948	8.5%
<b>75 and older</b>	58	8.4%	30	3.6%	8,043	6.9%
<b>Total Pop.</b>	<b>695</b>		<b>838</b>		<b>116,672</b>	
<b>Median Age</b>	<b>35.5</b>		<b>34.8</b>		<b>39.2</b>	

Source: U.S. Census Bureau

The number of school age children has been declining in Oregon since 1980. This trend is expected to continue through 2020 when only 15% of Oregonians will be school age compared to

<sup>5</sup> Oregon’s Demographic Trends, Office of Economic Analysis, December 2012.

20% in 1980. The number of senior citizens (age 65+) will grow as the baby boomer generation reaches retirement age. In 2020, there will be 48% more people in Oregon over the age of 65 than there were in 2010.

In spite of these trends, Scio’s population is younger than the rest of Linn County. Median age in Scio in 2010 was 34.8 years of age compared to the Linn County median age of 39.2 and the State’s median age of 38.3.

**Diversity and Ethnicity:**

As noted above, the population in Linn County and Scio is close to 90% white. Although Oregon’s population has become more diverse over the past 25 years, the increase in diversity has been slow to impact a small community like Scio. The Hispanic/Latino population is the largest racial subgroup at 3.1% in Scio compared to 7.8% in Linn County.

Table D-6  
**City of Scio and Linn County  
 Race and Ethnicity in 2010**

	City of Scio	%	Linn County	%
<b>Total Population:</b>	838		116,672	
<b>Population of one race:</b>	<b>807</b>	<b>96.3%</b>	<b>112,852</b>	<b>97.4%</b>
White alone	766	91.4%	105,669	89.0%
Hispanic or Latino	26	3.1%	9,127	7.8%
Black or African American alone	3	0.4%	534	0.5%
American Indian and Alaska Native alone	15	1.8%	1,488	1.3%
Asian alone	5	0.6%	1,111	1.0%
Native Hawaiian & Other Pacific Islander alone	1	0.1%	162	0.1%
<b>Population of two or more races:</b>	<b>31</b>	<b>3.7%</b>	<b>3,820</b>	<b>3.3%</b>

Source: U.S. Census Bureau, 2010.

**Education:**

Scio’s citizens, age 25 years and older, were better educated in 2012 than they were in the year 2000, going from 83.2% of persons with a high school or equivalent degree to 90.5%



in 2012, and from 11.4% to 14.8% for persons with a bachelor's degree or higher.

Table D-7  
**Educational Attainment for Scio Residents  
2000 and 2012**

Educational Attainment	2000	2012
High school graduate or higher	83.2%	90.5%
Bachelor's degree or higher	11.5%	14.8%

Source: U.S. Census 2000 and the American Community Survey, 2012. Due to the small sample size the American Community Survey has a high margin of error for this data set.

## Chapter 4 Land Use

The Land Use element of the Comprehensive Plan discusses existing and planned land uses within the City of Scio and its urban growth area. The Scio Urban Growth Boundary (UGB) contains an area of 337 acres. Table LU-1 shows the overall gross acreage in the UGB and identifies the acreage inside the city limits and in the unincorporated areas outside the city limits.

Table LU-1  
Acreage in Scio UGB

Location	Gross Acres
Inside City Limits	265.25
Outside City Limits – Linn County UGA	71.85
TOTAL	337.10

Source: Linn County GIS, September 2014.

### 4.1 Scio Comprehensive Plan Map

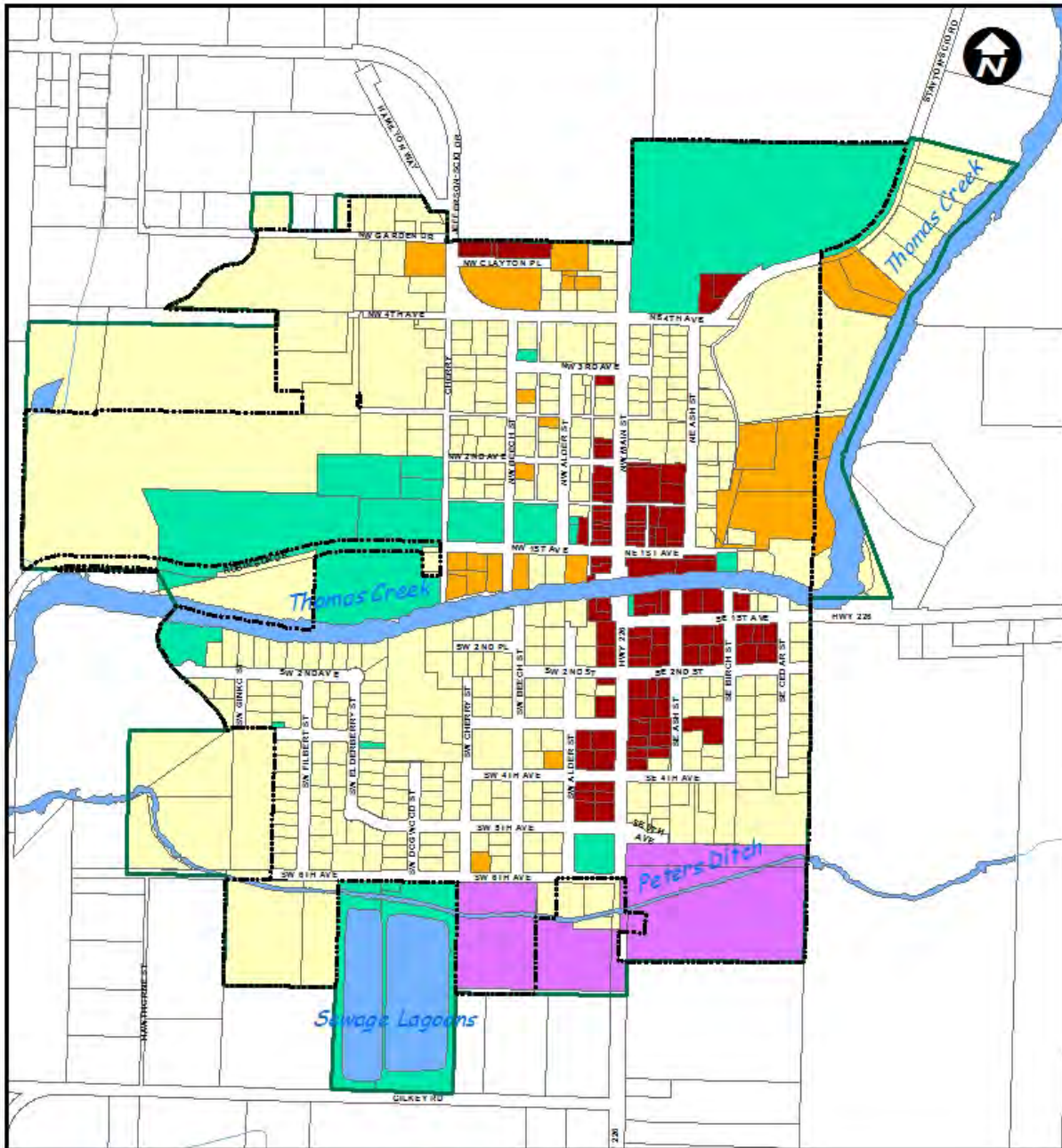
The Scio Comprehensive Plan Map is often thought of as "the plan". The plan map is a significant element, but it is only one component of the comprehensive plan. The comprehensive plan includes the plan map, background information and technical data describing the community as well as goals and policies to guide future development. It is the interrelationship of the community information with the goals and policies that gives the map its significance. Together they define a long term vision of how the community will grow and change.

The Scio Comprehensive Plan map was originally adopted in 1980. It has been amended many times since. Some amendments were initiated by property owners who filed applications with the City because they desired to develop their land with a different use than originally anticipated by the plan. Other amendments were initiated by City officials to reflect their changing vision for the future of the community. Map LU-1 is the official "Scio Comprehensive Plan Map" effective May 15, 2015. It supersedes all prior versions of the plan map.

#### Plan Designations:

This section describes each plan designation and zoning district and then reviews the available buildable lands in each zoning district. The comprehensive plan map graphically shows all lands within the Scio UGB and assigns the land to five general plan designations. These plan designations are general land use categories and create a framework to guide the City in adopting and updating the zoning map, the zoning code and related implementation measures. The zoning code adopts the official zoning map and establishes the zoning districts for each plan designation. Within one plan designation, the City may create more than one zoning district.

Map LU-1  
City of Scio Comprehensive Plan



City of Scio

Map Revised 04/01/2015.  
Data Provided by the City  
of Scio and Linn County.

**Comprehensive Plan**

Effective Date: May 15, 2015



This product is for informational purposes only and may not have been prepared for or be suitable for legal engineering or surveying purposes. Users of this information should review or consult the primary data and information sources to assess the suitability of the information.

**Comp Plan Designation**

- |   |  |
|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> Commercial                  | <span style="display: inline-block; width: 15px; height: 15px; border: 2px solid lightblue;"></span> UGB   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span> Light Industrial         | <span style="display: inline-block; width: 15px; height: 15px; border: 2px dashed black;"></span> City Limits                                    |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> Multi-Family-Residential | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Rivers and Streams |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> Public                    | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black;"></span> Taxlots   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Residential              |  |

## **Residential Plan Designations:**

The plan map identifies areas for future residential development. When adopted in 1980, there was no distinction on the comprehensive plan map between the low density (single family) and high density (multi-family) residential areas. At that time the City concluded it could accommodate all needed housing types in one residential zone. In 2010, the City updated its buildable lands analysis and found the City had not provided an adequate supply of land zoned for multi-family housing.<sup>6</sup> In order to guarantee the City is providing opportunities for all types of housing, the City amended the plan map in 2011 to add a multi-family residential plan designation and rezoned land to provide the opportunity for development of higher density housing.

### **Single Family Residential and Multi-Family Residential**

The *Single Family Residential* and the *Multi-family Residential* plan designations recognize existing neighborhoods and provide areas for residential development in order to meet the housing needs of current and future Scio residents of all income levels. Land is designated to allow for a mix of housing types including single family homes, manufactured homes, duplexes, multi-family housing, assisted living, residential homes and group care facilities. Overall, residential densities for single family residential zones will be 4 to 6 units per acre and up to 14 units per acre in multi-family zones. As part of the zoning code, the City of Scio has created two basic residential zones: Single Family Residential (R-1) and Multi-family Residential (R-2).

### **Urban Transition: Areas Outside the City Limits and Inside the Urban Growth Boundary**

Linn County has zoned areas outside the city limits, inside the Urban Growth Boundary, in *Urban Growth Area (UGA)* zones. Linn County's UGA zones allow for farm/forestry uses, larger lot rural residential uses and industrial development while anticipating the land will be annexed to the City and developed at urban densities in the future.

## **Non-Residential Plan Designations:**

### **Commercial**

The *Commercial* plan designation identifies areas suitable for business activities. The *Commercial* designation accommodates existing commercial uses on Main Street and along Hwy 226 south of Thomas Creek. The City has created one Commercial (C) zone.

### **Industrial**

It is the intent of the *Industrial* plan designation to protect existing industrial uses and provide land for future industries in order to provide employment opportunities for residents living in Scio and the surrounding rural area.

---

<sup>6</sup> *Scio Buildable Lands Analysis Update*, August 2010, Prepared for City of Scio by Ryan Taylor, Resource Assistance for Rural Environments (RARE), University of Oregon, Eugene, OR, and updated by the City of Scio Planning Consultant.

During the development of the Comprehensive Plan in 1980 much consideration was given to industrial location. The ultimate conclusion on where to locate the industrial area was based on access, considering that it is important for an industry to have ease of access to the major transportation facilities and that by directing industry to the areas south of the City, the integrity of the city’s commercial and the residential districts would be maintained (any industrial location north of Thomas Creek would have to pass through commercial or residential areas on the existing transportation network.) The *Industrial* designation identifies the existing industrial area at the south end of the City on Hwy 226. It also includes future industrial sites south of 6<sup>th</sup> Avenue and adjacent to Hwy 226. The City has created an Industrial (I) zone inside the city limits. Linn County has a Limited Industrial (UGA-LI) zone in the urban growth area.

Public

The *Public* designation area includes land owned governmental agencies which are used for the benefit of the citizens. The plan designates properties owned by the City of Scio, Linn County, Scio School District #95C, Scio Rural Fire Protection District and the State of Oregon. General government buildings, parks, museums, open spaces, public works facilities and schools are included in the Public designation. The City has created a Public (P) zone in the zoning ordinance.

**4.2 Zoning and Zoning Maps**

**City Zoning:**

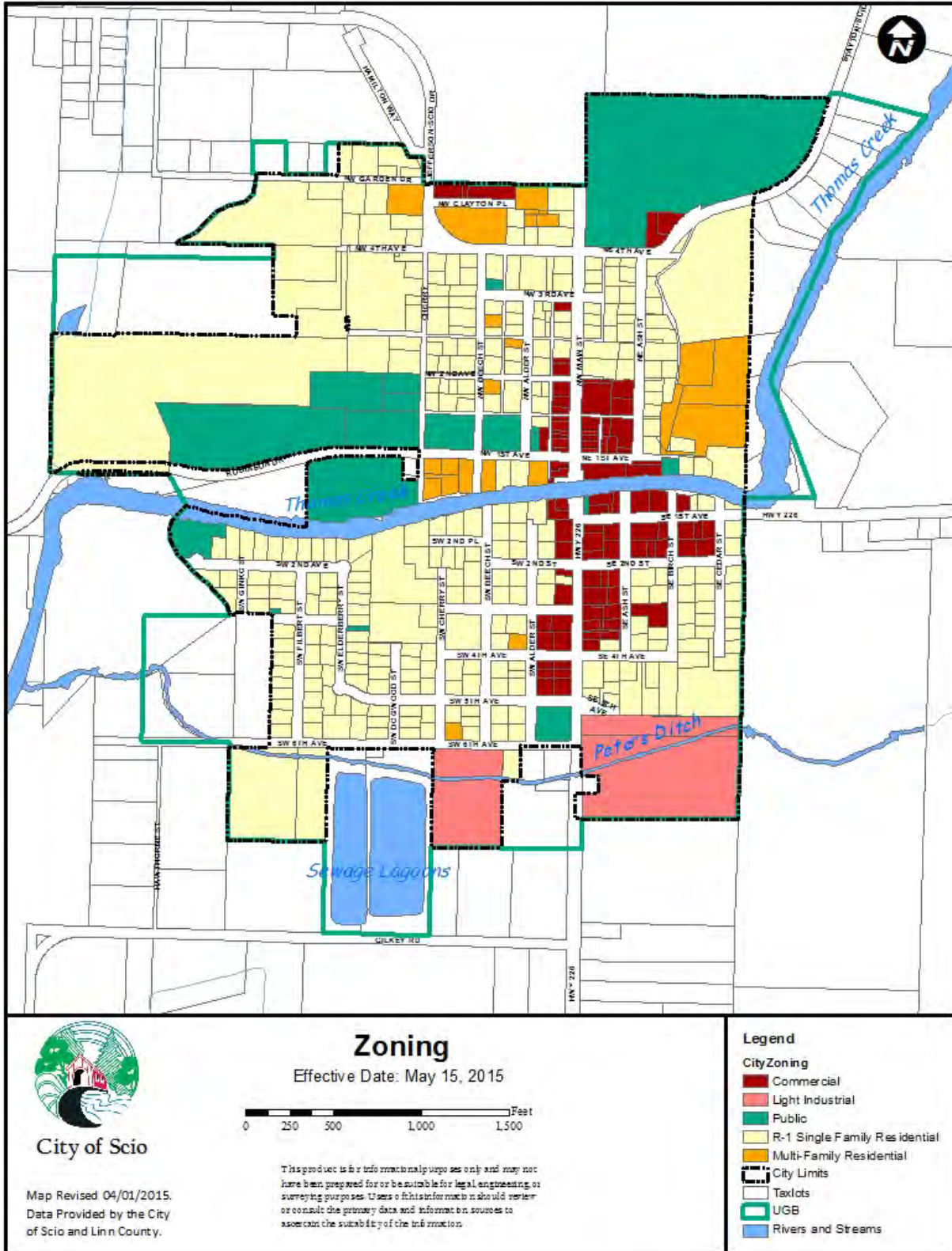
Ordinance 561 “Zoning” creates the five zoning districts in the City, adopts the official “Zoning Map”, defines allowed uses and establishes regulatory requirements for development of land within each zone. The zoning districts include two residential districts and the commercial, industrial, and public zoning districts as listed in Table LU-2. Map LU-2 shows the City of Scio zoning districts for the area inside the city limits.

Table LU-2  
**City of Scio Zoning Districts**

Zoning District		Allowed Uses or General Description
Single Family Residential	R-1	Single family and MH homes on individual lots. 4 to 6 units/acre
Multi-Family Residential	R-2	All types of residential uses. Up to 14 units/acre
Commercial	C	All types of commercial use in the downtown area and in the commercial areas adjacent to Hwy 226.
Industrial	I	All types of light Industrial uses in the south end of the City with easy access to Hwy 226.
Public	P	Governmental facilities, parks, schools and open spaces



Map LU-2  
City of Scio Zoning Map



Effective May 15, 2015 Map LU-2 is adopted as the official City of Scio Zoning Map. It supersedes all prior versions of the zoning map. The most current version of the zoning map is kept on file at the City Hall.

In addition to the city’s zoning ordinance and zoning map, the City has adopted implementation measures to provide more specific regulations that may apply to some or all properties (e.g. flood hazards, fill-excavation, wetlands, historic resource protection, land division regulations, public works standards, etc.). Together the zoning code and the implementation measures establish the regulatory framework under which properties can be developed. They are a set of highly specific and detailed ordinances created to implement the long-range goals and policies of the plan.

**County Zoning inside the Urban Growth Boundary:**

For properties outside the Scio city limits, but within the urban growth area, the Linn County zoning maps and regulations apply. This land is reserved for future urban use. Linn County has established urban transition zones which will enable the lands outside the city limits to be developed for rural uses and then be annexed to the City and developed at urban densities when public facilities are available.

Table LU-3  
**Linn County Zoning Districts With-in the Scio UGB**

Zoning District		Allowed Uses or General Description
Rural Residential	UGA RR-1 & RR-2.5	Rural Residential homes and related farm and forestry uses on large lots inside the UGB with 1-acre and 2.5 acre minimum lot sizes.
Urban Growth Management	UGA-UGM-10	Existing rural residential homes and farm uses. To protect urbanizable land until full urban services are available.
Limited Industrial	UGA-LI	Limited light industrial uses which will have minimal impacts on surrounding properties and do not require full urban services.

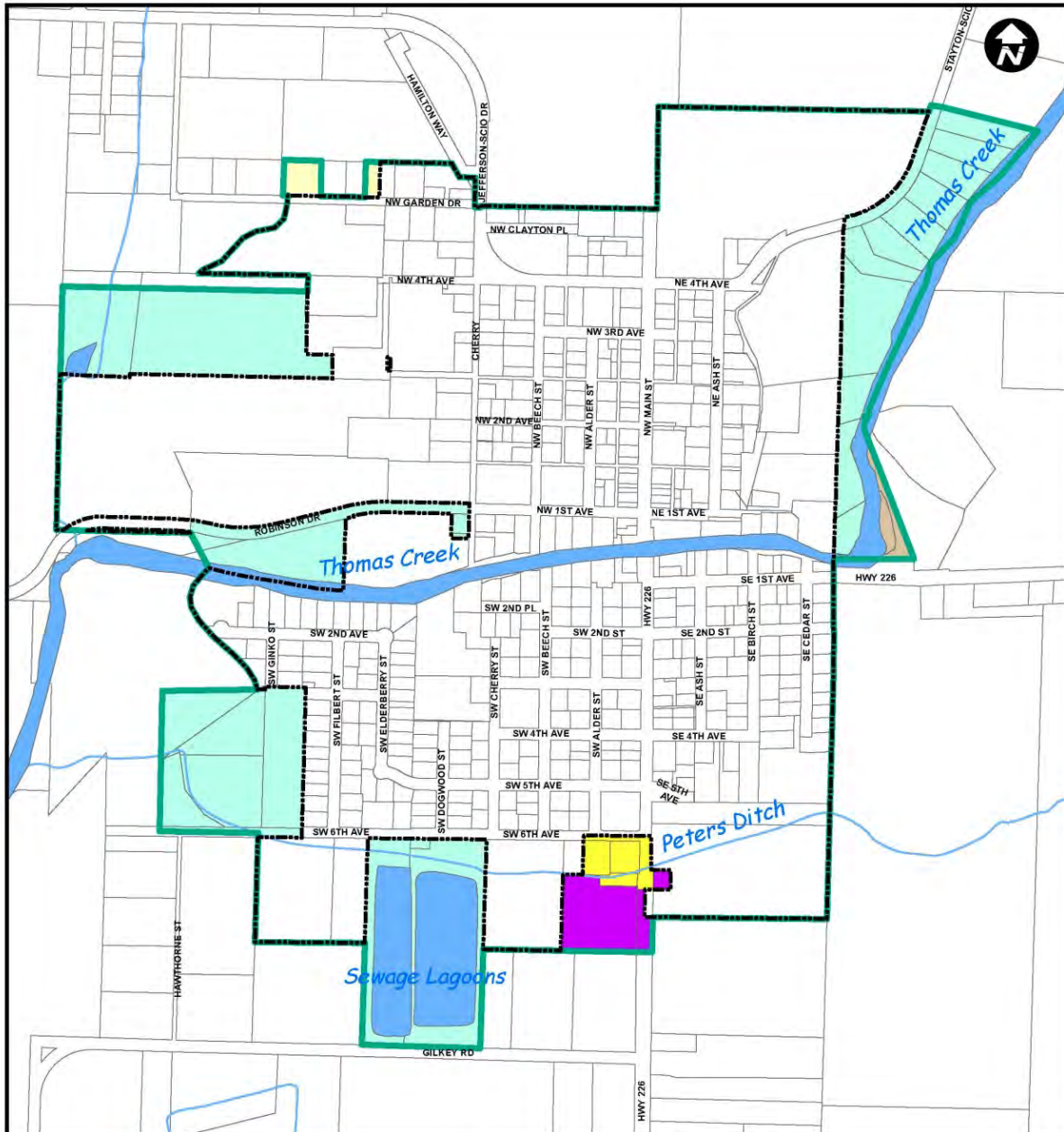
The urban growth area outside the city limits includes 72 acres of land. The City’s buildable lands analysis update<sup>7</sup> shows a majority of the acreage outside the city limits in the urban growth area is either vacant, in agricultural use, large lot residential use or is constrained by wetlands.

Table LU-3 lists and Map LU-3 shows the Linn County zoning districts for the unincorporated urban growth area outside the city limits and within the Scio UGB.

<sup>7</sup> Scio Buildable Lands Analysis Update, February 2015, prepared for the City of Scio by David W. Kinney, Community Development Consultant. The 2015 report is an update of the Scio Buildable Lands Analysis, August 2010, prepared by Ryan Taylor, Resource Assistance for Rural Environments (RARE), University of Oregon, Eugene, OR. The Scio Buildable Lands Analysis Update was adopted by the City of Scio as part of the 2015 Scio Comprehensive Plan Update.



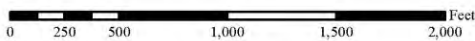
Map LU-3  
 Linn County Urban Growth Area Zones Within the Scio UGB



City of Scio

Map Revised 11/01/2014.  
 Data Provided by the City  
 of Scio and Linn County.

Linn County Zoning within the Scio UGB



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the suitability of the information.

Legend	
County Zoning in UGB	
	EFU
	RR-2.5
	UGA-LI
	UGA-RR-1
	UGA-UGM-10
	City Limits
	Taxlots
	UGB
	Rivers and Streams

**Acres by Zoning District in the Scio Urban Growth Boundary:**

Table LU-4 summarizes the acres of land zoned for different uses inside the City and the Urban Growth Area.

Residentially zoned land occupies 142 acres (54%) of the land inside the city limits. The City has zoned 17 acres (6%) for commercial uses, 17 acres (6%) for industrial uses and 42 acres (16%) for public uses. Right-of-way, Thomas Creek and other un-zoned areas occupy the remaining 47 acres (18%) of the land area inside the city limits.

In the UGB area outside the city, there are just under four acres zoned for industrial use. Linn County has zoned 3 acres in a rural residential zone (UGA-RR) and 59.5 acres in a large lot urban reserve area (UGA-UGM).

Table LU-4  
Total Acres by Zoning District

Zoning District	City	Urban Growth Area	Total
<b>Inside City Limits</b>			
Single Family Residential	129.73		129.73
Multi-Family Residential	12.54		12.54
Commercial	17.18		17.18
Industrial	17.03		17.03
Public	42.13		42.13
<b>Outside City Limits (in UGB)</b>			
Rural Residential (UGA – RR)		2.89	2.89
Urban Growth Management (UGA–UGM)		59.54	59.54
Industrial (UGA–LI)		3.57	3.57
<b>ROW, Thomas Creek or Other Area not in a Zoning District</b>	46.65	5.85	52.50
<b>Total</b>	<b>265.25</b>	<b>71.85</b>	<b>337.10</b>

Source: Linn County GIS, September 2014.

### 4.3 Existing Land Use

The Scio UGB contains 337 acres of land. The Linn County Geographic Information System (GIS) staff used property class data from the Linn County Assessment and Taxation office to compile a summary of existing land uses in 2014. Existing land uses have been grouped in seven major land use categories: Agricultural/Forest, Residential, Commercial, Industrial, Other Non-Residential, Public, Transportation including streets & right-of-way, and Vacant. Table LU-5 shows the results of the 2014 inventory of existing land uses inside the Scio UGB.

Table LU-5  
**Existing Land Uses in 2014**  
**SCIO UGB**

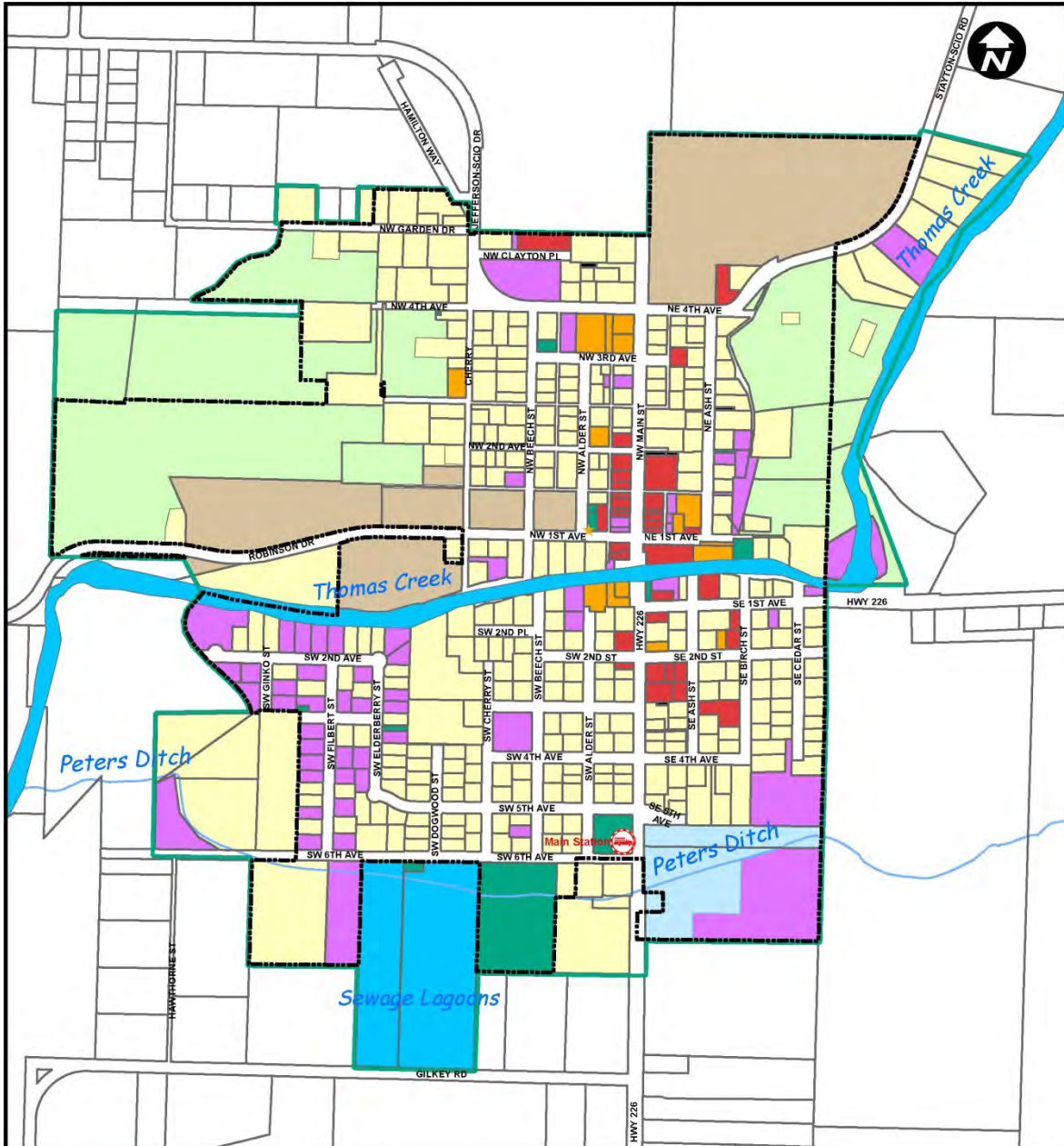
Existing Land Uses	City (Acres)	UGB Area (Acres)	Total	% of Total
Agricultural / Forest	45.38	18.05	63.43	18.8%
Residential	83.06	33.03	116.09	34.5%
Commercial	6.60	0	6.60	2.0%
Industrial	11.97	0	11.97	3.6%
Other Non-Residential (Church, Organizational)	3.82	0	3.82	1.1%
Public: Education & Government	46.27	14.7	60.97	18.1%
Streets, Right-of-Way & Thomas Creek	46.65	5.85	52.50	15.6%
<b>TOTAL DEVELOPED</b>	<b>243.75</b>	<b>71.63</b>	<b>315.38</b>	
Vacant	21.50	.22	21.72	6.5%
<b>TOTAL</b>	<b>265.25</b>	<b>71.85</b>	<b>337.10</b>	<b>100%</b>

Source: Linn County GIS, September 2014.

The small town residential character of the community is evident. Together residential and public uses utilize almost 2/3rds of the total land area inside the UGB. Residential land accounts for 34.5% of all land and includes all urban residential home sites and rural residential uses outside the city limits. Public uses, primarily school facilities and recreational fields, and street rights-of-way comprise 33.7% of all land uses in the City.

Industrial, commercial and other nonresidential uses are a small share (7%) of the existing land use. Vacant and urbanizable agricultural/forest lands occupy the remaining 25% of the land. Map LU-4 graphically shows the distribution of existing uses within the UGB in 2014.

Map LU-4  
Existing Land Uses in 2014

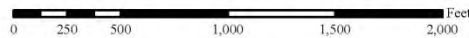


**Current Land Use**



City of Scio

Map Revised 11/01/2014.  
Data Provided by the City  
of Scio and Linn County.



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the suitability of the information.

Land Use	
	Agriculture
	Commercial
	Education
	Industrial
	Organizational
	Public
	Residential
	Sewage lagoon
	Unbuildable
	Vacant



## 4.4 Buildable Lands

Under statewide planning Goal #2 “*Land Use Planning*” all cities in Oregon must demonstrate that they have a 20-year supply of available land that can be developed for residential, commercial, industrial, and public uses. Oregon Administrative Rules, OAR Chapter 660, establishes administrative procedures for the completion of the buildable lands inventory.

In 2010-2011, the City utilized a graduate student intern from the University of Oregon’s Resource Assistance for Rural Environments (RARE) Program to complete a buildable lands analysis for Scio.<sup>8</sup> The City updated the report in 2015 to incorporate land use information from the Linn County Assessor and the Linn County’s Geographic Information System (GIS), economic data from the 2010 Census, the 2013 American Community Survey and the March 2013 county population forecasts prepared by the Oregon Office of Economic Analysis.

The *Scio Buildable Lands Analysis Update* satisfies ORS 197.296 3(a) and (b) requirements to periodically review the City’s supply of buildable residential lands within the Scio UGB, determine the housing capacity of the buildable lands, and complete an analysis of housing need by type and density range. The report complies with Oregon Administrative Rules OAR 660.008.0010 (Analysis of needed housing mix and densities), 660.009.00015 (Analysis of economic opportunities and Commercial/Industrial land) and 660.024.0050 (Evaluating the adequacy of the current UGB). The report provides the technical data to support policy decisions and land use actions within the Scio UGB.

In preparation of the *Scio Buildable Lands Analysis Update*, the City inventoried all parcels within the UGB based on their property classification and comprehensive plan designation. The inventory served as the basis for determining what parcels were developed, what parcels have potential for redevelopment and/or infill, and what parcels are vacant and buildable. The City also identified wetlands, riparian areas, steep slopes and other constrained lands that are not available for development. All parcels were visited in the field by city staff to verify that the data contained in the county property assessment records was accurate and up-to-date. In some instances the county property assessment data was manually updated to reflect recent changes to the property. The data collection techniques, buildable land types, and classification methodology are discussed in the report.

Net buildable land was calculated by subtracting developed land, constrained lands and a 25% set aside for streets, parks and public purposes from the gross land area. The net buildable land includes vacant, infill, and redevelopable parcels that are available for development.

The buildable lands analysis report concludes the City of Scio has an adequate supply of buildable land inside the Scio Urban Growth Boundary to serve the needs of the community

---

<sup>8</sup> *Scio Buildable Lands Analysis Update*, February 2015, prepared for the City of Scio by David W. Kinney, Community Development Consultant. The 2015 report is an update of the *Scio Buildable Lands Analysis*, August 2010, prepared by Ryan Taylor, Resource Assistance for Rural Environments (RARE), University of Oregon, Eugene, OR. The *Scio Buildable Lands Analysis Update* was adopted by the City of Scio as part of the *2015 Comprehensive Plan Update*.

during the 20-year planning period from 2015 to 2035 to serve a projected population of 1,052 people by the year 2035.

Table LU-6 summarizes information from the February 2015 buildable lands analysis report and shows there is an adequate supply of land designated for residential and industrial uses, but a need to designate additional land for public and commercial uses.

Table LU-6  
**Buildable Lands Analysis**  
**Comparison of Land Need and Land Supply through 2035 In the Scio UGB**

Plan Designation	Net Buildable Land Available (Acres)	Buildable Land Needed (Acres)	Surplus Buildable Land Scio UGB (Acres)
Residential	66.18	14.71	51.47
Commercial	0.98	2.02	(1.04)
Industrial	4.86	4.10	0.76
Public	24.01	24.01	0
<b>TOTAL ACREAGE</b>	<b>96.03</b>	<b>44.84</b>	<b>51.19</b>

Source: City of Scio Buildable Lands Analysis Update, February 2015.

The City of Scio adopted amendments to Comprehensive Plan and the Zoning Map in 2010 and 2011 in order to correct the deficiencies in the amount of commercial land by providing another 5.5 acres of land near Hwy 226 that may be converted or redeveloped for commercial use.

**Residential Land Use:**

Residential land use accounts for 31% of all land uses within the Scio UGB (see Table LU-5). Existing residential land uses include single family houses, multiple family dwellings, and manufactured homes. Table LU-7 presents a breakdown of the type of existing housing types in Scio’s UGB.

Table LU-7  
**Residential Housing Mix in - Scio UGB**

Residential Type	No. of Housing Units	Percent of Total Units
Single Family	235	68%
Manufactured Homes	66	19%
Duplex Units	12	3%
Apartment Units	31	9%
<b>Total</b>	<b>344</b>	<b>100%</b>

\* Source: City of Scio Buildable Lands Analysis Housing inventory, February 2015.

Residential units are distributed uniformly through the city, with the oldest housing stock, including historic Victorian era homes, in the downtown and central part of the city north of Thomas Creek. The newest housing is found in the Thomas Creek subdivision in the southwestern part of the City near SW 6<sup>th</sup> Avenue. Manufactured homes and duplexes are scattered throughout the city and multi-family housing is found near Scio High School and on 1<sup>st</sup> Avenue across from the Scio Middle School.

The City is required to provide opportunities for various types of housing to be constructed during the planning period. The buildable lands analysis anticipates the residential housing mix will remain similar over the next twenty years, with 73% of new structures built as single family dwellings and manufactured homes and 27% as duplexes and multi-family dwellings.

The buildable lands analysis shows a need for 14.7 acres of residentially zoned land to serve housing needs through 2035 and a supply of 66+ acres (Table LU-6). In 2011, the City approved amendments to both the Comprehensive Plan map and Zoning Map to redesignate and rezone more than 7 acres to the multi-family zoned inventory. Of the 66 acres of buildable residential land available in the UGB, 39 acres are designated or zoned for low density residential use (R-1), 5 acres are zoned for medium density residential use (R-2) and 21.4 acres outside the city limits are reserved for future urban residential uses. These sites will be rezoned when annexed to the City.

Table LU-8 provides information on buildable residential land inside the UGB by zoning district.

Table LU-8  
**Buildable Lands by Residential Zoning District**

<b>Plan Designation</b>	<b>Zoning Districts</b>	<b>Available Buildable Acres</b>
Single Family Residential	R-1	39.47
Multi-Family Residential	R-2	5.27
Rural Residential (UGB Area)	UGA-RR and UGA-UGM	21.44
<b>Total</b>		<b>66.18</b>

Source: City of Scio Buildable Lands Analysis, February 2015. Data from Linn County GIS.

**Commercial Uses:**

Historic downtown Scio is located on Main Street north of Thomas Creek. The wide streets and sidewalks, ample parking, hanging flower baskets and attractive building facades create a pedestrian friendly central business district with a small-town ambiance. Many buildings on Main Street were constructed around the turn of the century and add a special character to the city as a whole.



The downtown commercial area and the commercial area south of Thomas Creek on Highway 226 are a unified mixed use business district. The majority of commercial establishments are locally owned community-based businesses which serve residents of the city and the surrounding rural area. The Scio School District, Scio Mutual Telephone Company, and government services are the primary employers. Several key businesses are the grocery store, hardware store, medical clinic, feed store and restaurant. They serve as business anchors.

The community has retained a traditional mix of retail, service, and professional businesses; but the vitality of the commercial core has slowly eroded with the loss of several anchor businesses. A myriad of economic forces have affected and will continue to affect the local economic structure. Scio’s population has been stable for many decades, the ease of commuting to jobs in Stayton, Lebanon and Albany, the concentration of retail centers and services in larger cities, the advent of the Internet and general societal changes have, and will continue to, contribute to the changes to the Scio’s business community.

Despite these changes, the City anticipates Scio will continue to serve as a local business, education and service center for Scio area residents with a mix of selected community-based businesses. The City recognizes there are challenges to revitalizing the commercial core of the community. Pro-active leadership and a public/private partnership will be needed to keep Main Street a vibrant center of the city. The community can recognize and celebrate the historic heritage of downtown. Careful design of the streetscape, public spaces and public improvements can enhance the physical character of the downtown. As the economy changes, the community can focus on retaining existing businesses and employers while also taking steps to restructure the business mix by filling the market niches or gaps as they occur.

Table LU-9 shows the net buildable supply of vacant, infill and redevelopable land that is zoned for commercial use and industrial use.

Table LU-9  
**Buildable Commercial and Industrial Lands**  
 Net Buildable Land by Plan Designation/Land Type

Zoning	Vacant Land (Acres)	Infill Land (Acres)	Redevelopable Land (Acres)	Available Land (Acres)	Set-aside For Public Use (25%)	Net Buildable Land	Commercial Land in Residential Use
Commercial	0.43	0	0.88	1.31	-0.33	0.98	7.90
Industrial	2.84	3.64	0	6.48	-1.62	4.86	

Source: City of Scio Buildable Lands Analysis, February 2015. Data from Linn County GIS.

The City’s 2015 buildable lands analysis concludes there is a slight deficit of 1.04 acres of net buildable commercially-zoned land within the UGB to meet Scio’s retail and services needs over the next 20 years. The estimated commercial land need through the year 2035 is just over 2

acres. In 2011, the City approved amendments to redesignate and rezone 5.45 acres of land from residential and add it to the commercial inventory. The commercial zone includes 7.90 acres of commercially zoned land that is in residential use. There is an opportunity to redevelop or convert some of these properties to commercial use in the future.

### **Industrial Uses:**

Industrial activities include the assembly, fabrication, milling, processing, manufacturing, storing, and warehousing of materials both raw and partially processed or recycled, and any related activity.

The physical landscape and use patterns in Scio make certain areas of town more desirable for industrial location than others. The industrial area of Scio is clustered on the south side of town where access to Highway 226 is available. The city's sewage lagoons are also located in this area which makes the land less desirable for residential use.

In 2014, industrial uses occupied 12 acres of land inside the Scio city limits. The industrial uses included the Oregon State Bridge Construction, Inc. offices and materials storage yard, Best Heating and Control, Inc. and Pacific Power's substation on the east side of Hwy 226. Future industrial development in Scio may be limited due to the location of Scio's industrial area. There are 4.86 acres of net buildable industrial land adjacent to Hwy 226 and Peters Ditch that are available for industrial development. Some of this land will be constrained from future development due to the need to protect existing wetlands and maintain the open drainage course on Peters Ditch, which runs through these industrial sites.

Other industrial activities are located in West Scio, two miles west of the city limits. West Scio is located along a railroad spur line and the Jefferson-Scio Rd. These industries involve manufacturing to some extent, however, the nature of the industries are somewhat diversified. Many of the people who work in West Scio live in and around Scio, and utilize its stores, schools, and amenities.

### **Public Uses:**

Public uses provide the residents of Scio with access to government, education, recreation and open space. Public uses occupied 46 acres in 2014 including city parks, city hall, fire department, museum, post office and the Scio public schools. Lands are zoned for public uses to promote their continued use and enjoyment by the public. Government agencies are expected to plan for improved public parks, public facilities, drainage ways and schools to serve the community. As the need arises, these agencies will need to acquire additional property and then redesignate and rezone it for public use. The buildable lands analysis shows the City will need to acquire land for public parks, schools, utilities and right-of-way as property within the City is developed.

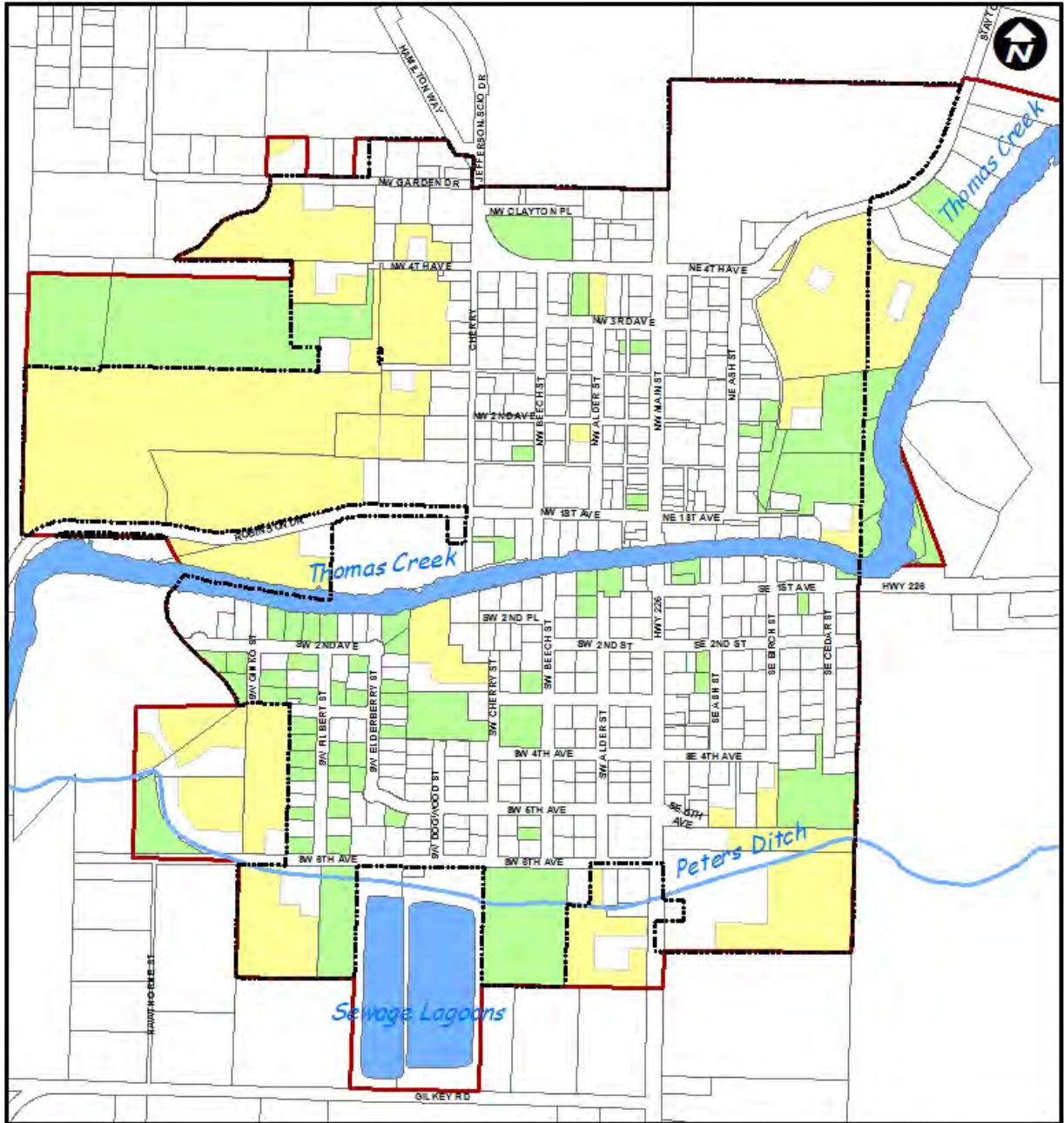
**Vacant / Agricultural Land:**

Vacant land includes all parcels which have not been developed, no use is present and no permanent dwelling or structure exists. Agricultural/forest lands include the open space areas of large parcels which are used for agriculture, include forested riparian areas or are partially developed for residential uses. In 2014, 66 acres (25%) of the land inside the Scio UGB was either vacant or in agricultural/forest use. Map LU-5 shows the Vacant Land and Undeveloped Land on improved lots as of November 2014.

**Transportation:**

Transportation facilities are the second largest use of land in Scio. The right-of-way is designed to provide space for streets, bike lanes, sidewalks, trails, alleys and utilities. Rights-of-way in Scio are typically 40, 50 or 60 feet wide. As private development occurs in the future, property owners will be required to dedicate land for public right-of-way.

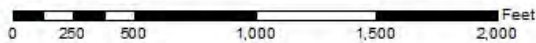
Map LU-5  
Vacant Land



City of Scio

Map Revised 11/01/2014  
Data Provided by the City  
of Scio and Linn County.

Vacant Lots and Undeveloped Land on Improved Lots



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the suitability of the information.

Legend

- UGB
- Vacant Land
- Undeveloped Land on Improved Lot

## 4.5 Public Facility Plans and Land Use Implementation Regulations

The City has adopted other special ordinances, land use implementation measures and plans to protect natural resources, manage flood hazards, inventory and preserve historic resources and plan for public facility improvements. Some of the special ordinance and facility master plans adopted by the City include, but are not limited to, the following ordinances, plans and documents. Table LU-10 lists the ordinances, plans and implementation measures in effect in April 2015.

Table LU-10  
**SPECIAL ORDINANCES, LAND USE IMPLEMENTATION MEASURES  
 and PUBLIC FACILITY PLANS**

City of Scio Ordinance #	Name and Description of Source Documents
Ordinance 496	Historic Landmarks and Preservation. <i>(Source Document: Scio Historic Resource Inventory)</i>
Ordinance 579	Flood Hazard Regulations <i>(Source Document: Flood Insurance Study (FIS) for Linn County, dated September 29, 2010, with accompanying flood insurance rate maps (FIRM) or digital flood insurance rate maps (DFIRM))</i>
Ordinances 536 & 537	Fill / Excavation
Ordinance 562	Land Divisions
Ordinance 594	Wetlands Protection <i>(Source Document: Scio Local Wetlands Inventory, approved by the Oregon Department of State Lands (DSL) in December 2011)</i>
Public Facility Plans	Name and Date of Adoption
Buildable Lands	<i>City of Scio Buildable Lands Analysis Update (2015)</i>
Flood Hazards	<i>City of Scio Flood Hazard Mitigation Plan (2003)</i>
Natural Hazards	<i>Linn County Natural Hazards Mitigation Plan (2010), prepared by the Linn County Planning and Building Department</i>
Water	<i>City of Scio Water Master Plan (1999) Update (2006), Prepared by Erwin Consulting Engineering</i>  <i>Scio Water Management, Conservation and System Master Plan (2014), Prepared by Erwin Consulting Engineering, LLC</i>
Sewer	<i>City of Scio Sanitary Sewage Facilities Master Plan Update (1998), prepared by Bryan A. Stirrat &amp; Associates</i>

# GOALS AND POLICIES

## LAND USE

### STATEWIDE PLANNING GOALS

**GOAL 2 – LAND USE PLANNING:** To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

### CITY OF SCIO GOALS and POLICIES

**GOAL LU-1:** The City of Scio will adopt comprehensive plan goals and policies and associated land use regulations that promote the development of a livable community.

**GOAL LU-2:** The City of Scio will provide an adequate supply of land inside the city limits that is zoned for residential, commercial, industrial and public uses to meet the projected needs of the City for the next 20 years.

**GOAL LU-3:** The City of Scio and Linn County will jointly plan for the development of urbanizable land outside the city limits and inside the Scio Urban Growth Boundary (UGB).

### URBAN GROWTH AREA AND ZONING

**Policy LU-1:** The City will periodically review the City’s Urban Growth Boundary and Policy Agreement with Linn County and amend the Scio Comprehensive Plan to ensure the City maintains an adequate supply of urbanizable land inside the Urban Growth Boundary to serve projected population growth and community needs.

**Policy LU-2:** The City will adopt and maintain a zoning map consistent with the City of Scio Comprehensive Plan Map.

### RESIDENTIAL LANDS

**Policy LU-3:** The City of Scio will review and make findings verifying the need for vacant serviceable residential lands within the city limits prior to approving annexation requests for residential development.

**Policy LU-4:** Residential zones will allow for a mix of housing types and densities consistent with the existing character of the community, addressing the economic capabilities and lifestyles of the residents of Scio.



- Policy LU-5: The residential density allowed in the single family residential zone will be four (4) to six (6) units per acre and up to fourteen (14) units per acre in the multi-family residential zone. The minimum lot size per dwelling unit will be increased if a parcel is located in the Special Flood Hazard Area as defined on the Flood Insurance Rate Map (FIRM) and in the Flood Hazard Ordinance of the City of Scio.
- Policy LU-6: The City will actively pursue and support programs for housing rehabilitation and repair in an effort to prolong usability of existing residential buildings.
- Policy LU-7: Apartments and multiple family dwelling complexes shall have access to collector or arterial streets and be located in close proximity to public uses, open spaces, or commercial areas.

## **COMMERCIAL AND INDUSTRIAL LANDS**

- Policy LU-8: The City supports the revitalization of Scio's downtown core on Main Street and the development of a commercial area along Highway 226. These commercial areas will serve the economic needs of the residents of Scio and the surrounding rural area.
- Policy LU-9: Decisions to rezone other lands for commercial and/or industrial use will be based on an evaluation of employment needs, buildable lands, traffic impacts, availability of public infrastructure, impacts of flooding and the potential impacts the proposed uses will have on adjacent residential properties.
- Policy LU-10: The City will encourage industrial development on the south end of Scio where access to Highway 226 is available.
- Policy LU-11: The zoning regulations will include site review standards and criteria to ensure new commercial and industrial uses are compatible with surrounding uses and comply with flood hazard and wetlands regulations.

## **PUBLIC LANDS**

- Policy LU-12: The City will secure adequate sites for public facilities in areas of the City which can best serve the citizens of Scio.
- Policy LU-13: The City will coordinate capital improvement programs with the Scio School District and the Scio Rural Fire Protection District.
- Policy LU-14: The City will encourage citizen involvement and input in the planning, siting and design of public facilities.

## **GOAL LU-4: The City's land use regulatory process will ensure a clear and expeditious review of development proposals.**

- Policy LU-15: Development regulations will include clear and objective standards and decision criteria for the review of development proposals or variances and minimize the use of subjective standards.

Policy LU-16: The City will adopt land use regulations that require the provision of adequate public facilities and services as criteria for approval of development proposals.

Policy LU-17: The City will adopt and periodically update its public works design and construction standards to promote consistent, high quality development in the community.

**MOVE to ENERGY CHAPTER when adopted**

**ENERGY:**

Policy LU-18: The City of Scio will work with the community to increase awareness of energy conservation techniques and provide information on available programs for weatherization and other forms of energy conservation.

Policy LU-19: The City of Scio will work with the State Department of Energy, private citizens and others to encourage energy conservation.



Pages 37-40 Reserved for Expansion

## **Chapter 5**

### **Scio and the Natural Environment**

The City of Scio was incorporated in 1866 and is a well established community located in the agriculturally rich Willamette Valley of Oregon. Ancient lava flows provide Scio with tree covered hills to the north and south. Thomas Creek descends from the Cascade foothills to the east of Scio and passes through the center of the community before it discharges into the South Santiam River.

Scio has historically provided goods and services to the rural agricultural areas surrounding the city. Many people from the surrounding countryside identify Scio as their home town. This in part may be attributed to the fact that the Scio post office and all of the K-12 public schools of the Scio School District 95-C are located inside the City.

Scio is 12 miles east of the Interstate 5 and close to the major population centers of Corvallis, Albany and Salem in the south central Willamette Valley. State Hwy 226 and Linn County arterial roads provide easy access and connections from Scio to I-5 and the communities of Albany, Jefferson, Lebanon, Lyons and Stayton. Map NR-1 shows Scio's geographic location in the Willamette Valley.

#### **5.1 Climate**

Scio enjoys a moderate climate with characteristics of a marine coastal climate during the winter months, punctuated with rainy and overcast days. During the summer, the climate is similar to a warm, dry Mediterranean climate with low humidity. Scio has normal summer daily high temperatures ranging from 65° to 80° Fahrenheit. Most summers have fewer than ten days with a daily high temperature over 90° F. Winters are mild with an average day-time temperature of 43°F. Average night-time low temperatures are in the 30's during the winter months.

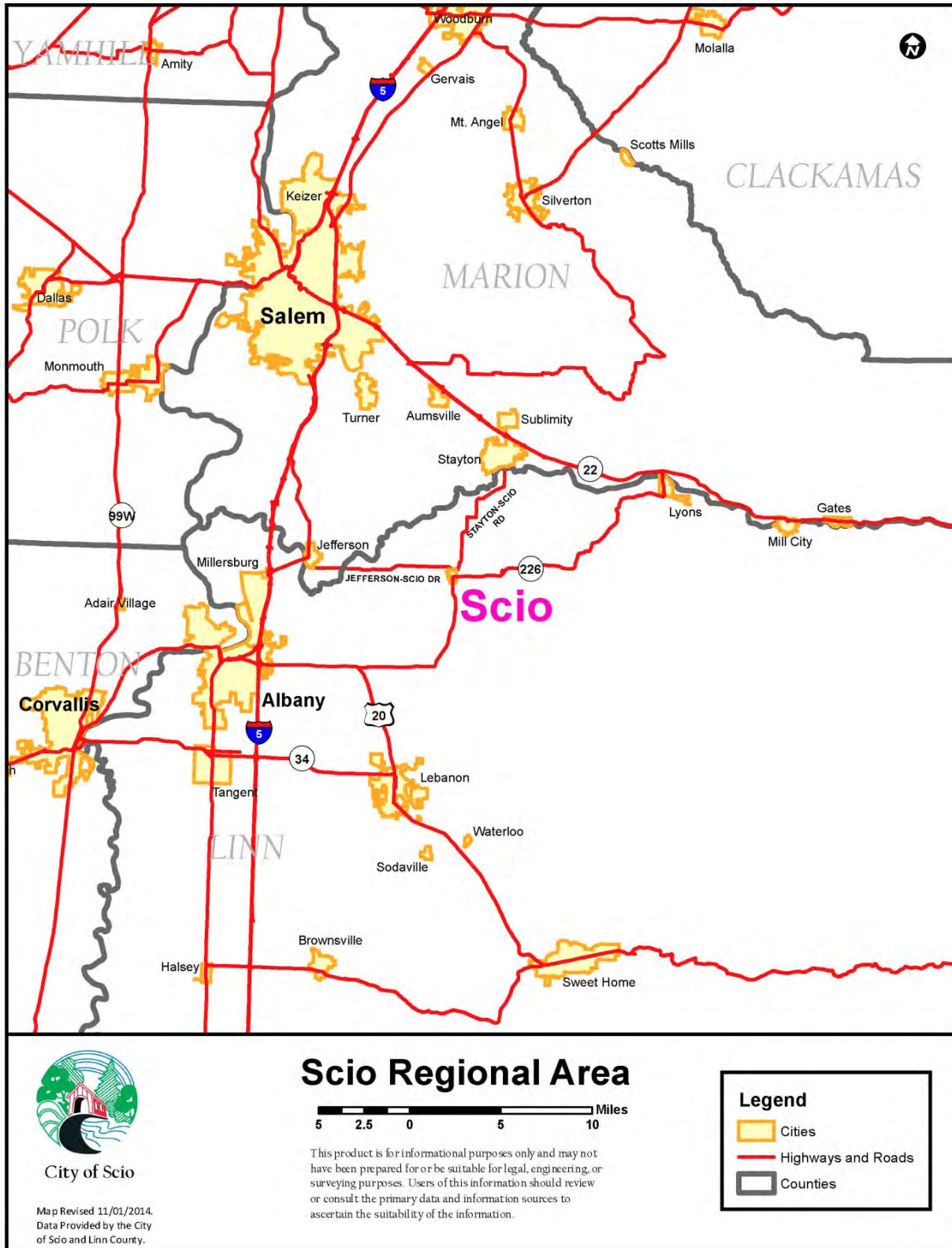
Scio receives approximately 55 inches of precipitation a year, with 75% of the precipitation falling between October and April. Scio can expect approximately 120-140 days with some rain each year. Snow is infrequent, but snowfall may occur from late November to mid February. Because of the unrestricted movement of colder air and the tendency of cool air to settle at lower elevations, Scio and the surrounding area can experience a frost-free growing season in excess of 220 days.

#### **5.2 Air Quality**

Air quality in Scio is generally clear and good. The air flow of the region can usually be counted upon to move any pollution out of the area. However, because of the physical shape and dimension of the Willamette Valley, periods of poor air circulation brought on by inversions and other weather phenomena can cause pollutions to become trapped, resulting in slow dissipation and less than clean fresh air.

Air quality in Scio and the mid-Willamette Valley has historically been negatively impacted by smoke from forest fires, slash burning and summer agricultural field burning to remove straw and stubble from grass fields. Since 1991 the Oregon Department of Environmental Quality has heavily regulated field burning in the Willamette Valley.

Map NR-1  
 Scio's Geographic Location in the Willamette Valley



Implementation of these restrictions has significantly reduced the number of days when smoke from field burning impacts local air quality. However, air quality in the mid-Willamette Valley is impacted by urban and rural activities. Vehicle emissions, industrial emissions, wood stove smoke and the burning of vegetation and debris, as well as natural sources such as air borne dust and smoke from wildfires add small particulates to the air that absorb and scatter light.<sup>1</sup>

The Oregon Department of Environmental Quality (DEQ) Air Quality Division is responsible for protecting Oregon's air quality. DEQ monitors air pollution to ensure that communities meet the national ambient air quality health standards (NAAQS). Air pollutants of greatest concern in Oregon are:

- Ground-level **ozone**, commonly known as smog
- Fine particulate matter (mostly from wood smoke, other combustion sources, cars and dust) known as **PM2.5** (2.5 micrometers and smaller diameter)
- Hazardous air pollutants (also called **Air Toxics**)

DEQ provides several tools for monitoring air quality in the Willamette Basin including a daily Air Quality Index (AQI) reading by city and county for particulate matter, carbon monoxide, and ozone. Particle pollution is often highest during the coldest times of the day, typically in the evening and early morning. DEQ provides air quality health advisories to the public when the AQI reaches levels that are classified as “unhealthy for sensitive groups” or “unhealthy”. The City of Albany is the closest community with an AQI.

DEQ's 2013 Annual Air Quality Report shows that air quality index for Albany was “Good” 305 days, moderate for 56 days and unhealthy for sensitive groups for 4 days in November 2013.<sup>2</sup> For the period 2005 to 2013, Albany averaged 329 “Good” air quality days annually, 90% of the time. The AQI did not show any days in 2013 where air quality was identified as unhealthy. Overall, air quality has improved over the past three decades. From 1985 to 2010, DEQ data shows air quality in western Oregon's mid-Willamette Valley cities has improved, with lower particulate and carbon monoxide levels and steady ozone levels.<sup>3</sup>

### **5.3 Geology**

The Scio area can be divided into distinct geologic units. The most recent of these units range in age from one million to fifteen thousand years ago and are the result of Pleistocene glacial melt waters. Geologic units within this age group from the most recent to the oldest are: Quaternary Alluvium, Quaternary Lower Terrace and Quaternary Middle Terrace. All of the above geologic units are considered fluvial deposits pointing to their water transported origin. The remaining two

---

<sup>1</sup> Oregon State University, Institute for Natural Resources, Willamette Basin Explorer. [Air and Air Quality | Willamette Basin Explorer](#)

<sup>2</sup> 2013 Oregon Annual Air Quality Report, Oregon Department of Environmental Quality, July 2014, pp. 3 and 60. <http://www.deq.state.or.us/aq/forms/2013AirQualityAnnualReport.pdf>

<sup>3</sup> 2010 Oregon Air Quality Summaries, Oregon Department of Environmental Quality, June 2011. <http://www.deq.state.or.us/aq/forms/2010annualReport.pdf>

geologic units are referred to as bedrock and appeared much earlier in geologic time. These units are the Little Butte Formation and Columbia River Basalt and range in age from 30 million to 10 million years before present.

The following is a brief discussion of the characteristics of each geologic unit in order from the oldest to the youngest.

### **Little Butte Formation:**

The Little Butte Formation is found on exposed areas of the Cascade foothills in the Willamette Valley. Little Butte volcanic material is found on the flanks of Hungry Hill, Franklin Butte and the southern side of the ridge north of Scio. It consists of a variety of volcanic materials including breccias (fragmented cemented rocks), tuffs (porous rocks), ash deposits, and dens, dark basaltic flow rock.

Weathering of the Little Butte Formation produces rubbly loams over the basaltic rocks and deep clay soils over the tuffs on gentle slopes. Deep soil and bedrock failures typify much of the breccias and tuffs.

### **Columbia River Basalts:**

The Columbia River Basalts are found on Franklin Butte, Hungry Hill, and form a flat-topped ridge north of Scio. Map NR-2 “Scio Planning Area Geology” shows three Columbia River Basalt types found in the Scio area: Columbia River Basalt (unspecified), Grand Ronde Basalt and Wanapum-Frenchmen Springs Basalt. These basalts were the result of multiple lava flows which occurred 15 to 20 million years ago and flowed from eastern Oregon/Idaho, covered the Columbia River Plateau and valleys all the way to the Pacific Ocean. The Columbia River Basalts are dense, dark basalt which usually weathers to a reddish-brown rubbly loam.

### **Quaternary lower and middle terrace deposits:**

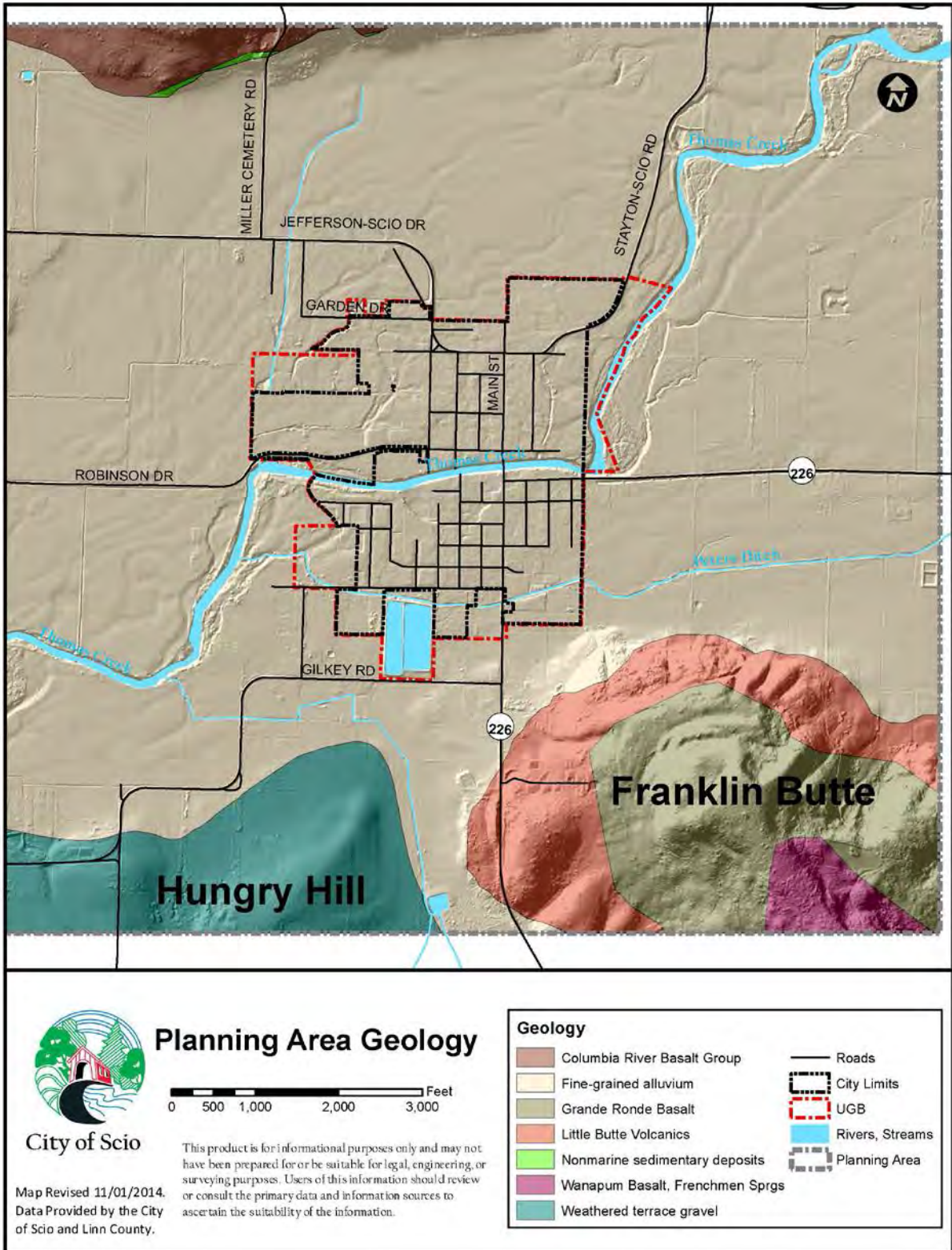
The Quaternary lower terrace deposits consist of low-lying river gravels south and east of Scio, and in the vicinity of West Scio. The lower terrace lies above the level of flooding. Soils developed on the lower terrace surface are dominated by sands and gravels. The lower terrace deposits consist of pebble gravels and sands of fluvial origin. The average thickness is approximately 20 to 30 feet.

The Quaternary middle terrace deposits consist of flat-lying, moderately elevated pebble gravels, sands, and silts of fluvial (river) origin. In the Scio Planning Area, these occur north of Hungry Hill and at the northern edge of the planning area.

Elevation of the middle terrace gravels varies from 300 to 500 feet above sea level. Thickness seldom exceeds 20 to 30 feet. The deposits consist of moderately to deeply weathered gravels, sands, and silts. In well-drained regions, reddish-brown silty loam soils up to several feet thick are developed on the middle terrace gravels. In areas of exceptionally flat terrain and poor drainage, clay-rich soils develop. North of Scio, coarse gravels are weathered to soft clay soils to a depth of 10 to 20 feet. Individual boulders are distinguishable on the basis of color, but are as soft as the surrounding material and can be easily cut with a knife.



## Map NR-2 Scio Planning Area Geology



### **Quaternary Alluvium:**

Thomas Creek is one of the small streams that flow from the Cascade foothills to the west in the southern/central Willamette Valley. The unconsolidated deposits of poorly sorted minor gravel, sand, silt and clay occupy the flood plain of Thomas Creek are assigned to the Quaternary basin (Qbf) alluvium. Organic, fine-grained soils are present in the marshy areas of poor drainage. Flooding and stream-bank erosion are hazards associated with the Quaternary alluvium. Map NR-2 shows fine grained alluvial soils cover the entire Scio UGB.<sup>4</sup>

## **5.4 Soils**

Soil information is useful as a planning tool and should be viewed in two ways:

1. Agricultural suitability classes; and
2. Development characteristics and/or restraints.

### **Agricultural Suitability:**

Agricultural suitability classes have been assigned to all soil types by the United States Department of Agriculture, Natural Resource Conservation Service (NRCS). In western Oregon soils are predominantly within Classes I, II, III and IV. Within the Scio Planning Area soils are predominantly Class II and Class III in the alluvial plain along Thomas Creek. Lesser classes of soils are found on the hills north and south of the city.

The Land Conservation and Development Commission has mandated that soils in Classes I, II, III and IV be preserved for agricultural use, forest use and open space. Statewide planning Goal 3 “Agricultural Lands” states: *“Agricultural lands shall be preserved and maintained for farm use, consistent with existing and future needs for agricultural products, forest and open space and with the state’s agricultural land use policy expressed in ORS 215.243 and 215.700.”*

The state recognizes some development does take place on Class I-IV soils. Goal 3, state statute and administrative rules which protect Class I-IV soils as prime agricultural lands were not designed to stop development within cities, but to preserve agricultural land and prevent unnecessary encroachment from urban sprawl. Goal 3 clearly states the inventory and protection of agricultural lands is not required within the urban growth boundaries of cities with acknowledged comprehensive plans.

Map NR-3 shows agricultural soil classes. The City of Scio is surrounded by prime agricultural lands with Class II and Class III soils. Prior to amending the Scio Urban Growth Boundary and converting these agricultural lands to urban uses, the city will need to address the land use planning and urbanization requirements of statewide planning goals 2, 3, 4 and 14 and OAR 660-024 to justify the city’s need to add any of the Class II and III resource lands to the Scio UGB to accommodate future growth of the city.

---

<sup>4</sup> *Origin, Extent, and Thickness of Quaternary Geologic Units in the Willamette Valley, Oregon*, Jim E. O’Connor, Andrei Sarna-Wojcicki, Karl C. Wozniak, Daniel J. Polette and Robert J. Fleck, Prepared in cooperation with Oregon Water Resources Department, U.S. Geological Survey Professional Paper 1620, 2001.



### **Development Characteristics of the Soils:**

All soils within the City of Scio and the surrounding planning area have been cataloged and studied with regards to their suitability for development. The information provided herein was obtained from the *Soil Survey of the Linn County Area, Oregon* prepared by the U.S. Department of Agriculture, Natural Resource Conservation Service, formerly known as the Soil Conservation Service.<sup>5</sup> Map NR-4 identifies the specific soil types by the NRCS soil code number. Table NR-1 provides a fact sheet for each soil type.

Soil characteristics which effect development are primarily related to foundation suitability. Soils are generally referred to as being “not limited”, “somewhat limited” or “very limited” with regards to development characteristics. A rating of “not limited” indicates the soil will pose few problems for development. On the other hand, a rating of “very limited” indicates there may be one or more problems and that prior to development the problem needs to be addressed.

In most cases, the NRCS soil rating indicates if development restrictions are present and also the cause of the problem. In Scio the soil information indicates that most soils have a “very limited” rating for development. The restrictive characteristics are flooding, low strength and shrink-swell. If a soil has a “very limited” rating it does not mean that development cannot take place; only the soil needs to be modified prior to development in order to avoid problems at a later time.

### **Drainage Capabilities of the Soils:**

To aid in the identification of drainage problem areas, soils information is used (Table NR-1). The soils in the Scio UGB are alluvial soils which are subject to periodic flooding. The following list are the soils found inside the Scio UGB with their drainage capabilities.

#### **Soils Inside the Scio UGB**

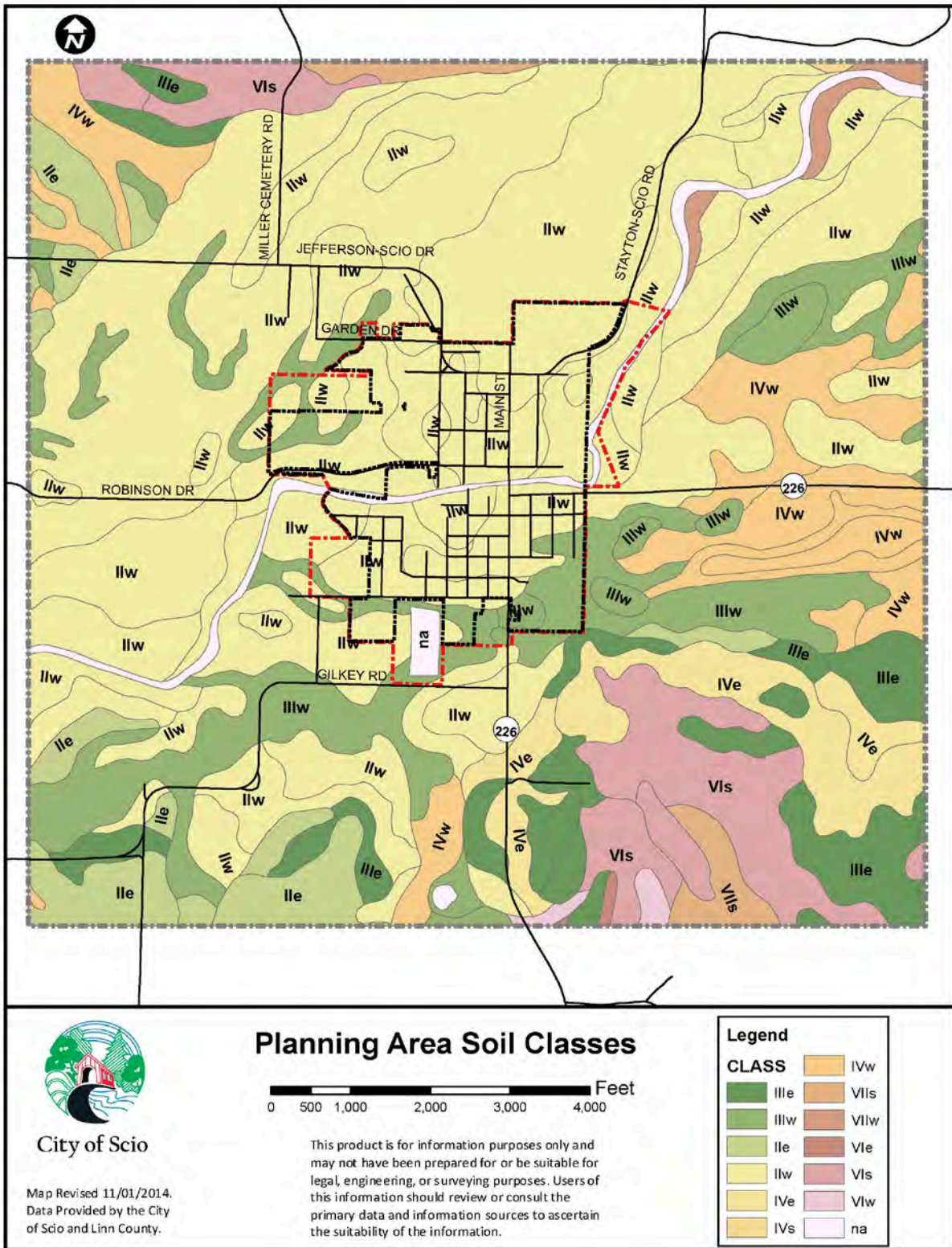
21	Chehalis silty clay loam	Well drained
23	Clackamas gravelly silty loam	Poor drainage
25	Cloquato silt loam	Well drained
26	Coburg silty clay loam	Moderately well drained
28	Conser silty clay loam	Poor drainage
67	McBee silty clay loam	Moderately well drained
73	Newberg Fine sandy loam	Excessively well drained
99	Wapato silty clay loam	Poor drainage

Aside from natural conditions which affect drainage, man-made features can disrupt or improve local drainage. The Public Facilities chapter will address measures the city has taken to improve drainage in addition to identifying areas within the city that now have drainage problems.

---

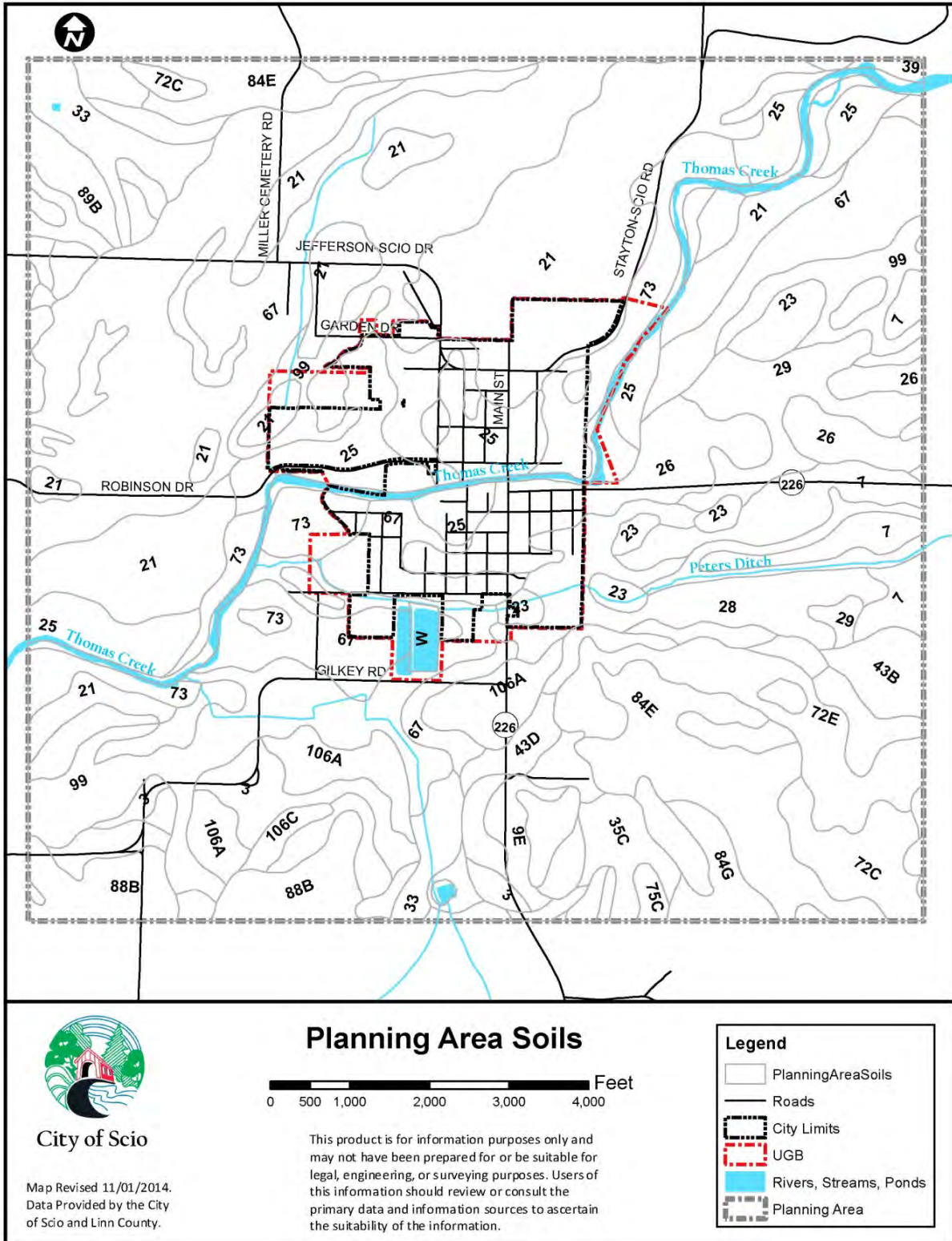
<sup>5</sup> *Soil Survey of the Linn County Area, Oregon*, U. S. Department of Agricultural, Natural Resource Conservation Service, formerly the Soil Conservation Service, by Russell W. Langridge, SCS, 1987.  
[http://www.nrcs.usda.gov/Internet/FSE\\_MANUSCRIPTS/oregon/OR639/0/or639\\_text.pdf](http://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/oregon/OR639/0/or639_text.pdf)

# Map NR-3 Scio Planning Area Agricultural Soil Classes





# Map NR-4 Scio Planning Area Soils by NRCS Soil Code



**Table NR-1  
SCIO PLANNING AREA SOIL FACT SHEET**

Soil Name and Code <sup>6</sup>	Agricultural Class	% Slope	Foundation Suitability			Shallow Excavation	Restrictions	Drainage	
			Basement	Without Basement	Commercial Building				
<b>Soils within the Scio UGB</b>									
21	Chehalis silty clay loam	II w	0-3	very limited	very limited	very limited	somewhat	Floods, low soil strength	Well drained
23	Clackamas gravelly silt loam	III w	0-3	very limited	very limited	very limited	very limited	Wet, seasonal high water	Somewhat poor
25	Cloquato silt loam	II w	0-3	very limited	very limited	very limited	somewhat	Floods	Well drained
26	Coburg silty clay loam	II w	0-3	very limited	very limited	somewhat	very limited	Wetness, moderately slow permeability, low soil strength, shrink-swell	Moderately well drained
28	Conser silty clay loam	III w	0-2	very limited	very limited	very limited	very limited	Wetness, slow permeability, flooding, shrink-swell, low soil strength	Poor
67	McBee silty clay loam	II w	0-3	very limited	very limited	very limited	very limited	Flooding, wetness, low soil strength	Moderately well drained
73	Newberg fine sandy loam	II w	0-3	very limited	very limited	very limited	somewhat	Flooding, rapid permeability	Excessively drained
99	Wapato silty clay loam	III w	0-3	very limited	very limited	very limited	very limited	Wetness, moderately slow permeability, flooding	Poor
<b>Soils outside the Scio UGB and within the Planning Area</b>									
3	Amity silt loam	II w	0-3	very limited	very limited	very limited	very limited	Wetness, low soil strength	Poor
7	Awbrig silty clay loam	IV w	0-2	very limited	very limited	very limited	very limited	Wetness, slow permeability, shrink-swell, low soil strength, flooding	Poor
9E	Bellpine silty clay loam	IV e	20-30	very limited	very limited	very limited	very limited	Depth to bedrock, slow permeability, slope, low soil strength, shrink swell	Well drained
29	Courtney gravelly silty clay loam	IV w	0-3	very limited	very limited	very limited	very limited	wetness, very slow permeability, flooding	Poor
33	Dayton silt loam	IV w	0-2	very limited	very limited	very limited	very limited	Wetness, very slow permeability, shrink-swell, low soil strength	Poor
35C	Dixonville-Philomath-Hazelair complex	VI s	3-12	very limited	very limited	very limited	very limited	Shallow depth to bedrock, wetness, slow permeability, low soil strength, shrink-swell	Well drained
39	Fluvents-Fluvaquents complex, nearly level	VI e	0-3	not rated	not rated	not rated	not rated	Flooding	Moderately well drained
43B	Hazelair silty clay loam	III e	2-7	very limited	very limited	very limited	very limited	Wetness, very slow permeability, depth to bedrock, low soil strength, shrink-swell	Moderately well drained
43D	Hazelair silty clay loam	IV e	7-20	very limited	very limited	very limited	very limited	Wetness, very slow permeability, depth to bedrock, slope, low soil strength, shrink-swell	Moderately well drained
72C	Nekia silty clay loam	III e	2-12	very limited	somewhat	somewhat	very limited	Depth to bedrock, moderately slow permeability, low soil strength	Well drained
72E	Nekia silty clay loam	IV e	20-30	very limited	very limited	very limited	very limited	Depth to bedrock, moderately slow permeability, slope, low soil strength	Well drained
75C	Panther silty clay loam	VI w	2-12	very limited	very limited	very limited	very limited	Wetness, very slow permeability, low soil strength, shrink-swell	Poor
84E	Ritner cobbly silty clay loam	VI s	2-30	very limited	very limited	very limited	very limited	Slope, depth to bedrock, moderately slow permeability, shrink-swell	Well drained
84G	Ritner cobbly silty clay loam	VII s	30-60	very limited	very limited	very limited	very limited	Slope, depth to bedrock	Well drained
88B	Salkum silty clay loam	II e	2-8	not limited	not limited	somewhat	somewhat	moderately slow permeability, low soil strength	Well drained
89B	Santiam silt loam	II e	3-6	very limited	somewhat	somewhat	very limited	Wetness, slow permeability, shrink-swell, low soil strength	moderately well drained
106A	Woodburn silt loam	II w	0-3	very limited	somewhat	somewhat	very limited	Shrink-swell, low soil strength, wetness, slow permeability	moderately well drained
106C	Woodburn silt loam	II e	3-12	very limited	somewhat	very limited	very limited	Shrink-swell, low soil strength, wetness, slow permeability	moderately well drained

<sup>6</sup> U. S. Department of Agriculture, Natural Resource Conservation Service, Soil Survey Database  
[http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/survey/?cid=nrcs142p2\\_054226](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/survey/?cid=nrcs142p2_054226)

## 5.5 Natural and Geologic Hazards

Within the Scio Planning Area natural and geologic hazards are present. These hazards including flooding, stream bank erosion, steep slopes and areas of mass movement/landslides, earthquakes, severe weather and wildfire.

The *Linn County Natural Hazard Mitigation Plan*, the county-wide natural hazards assessment and mitigation plan, was updated in 2010. The Linn County plan includes the three phases of hazard assessment: 1) hazard identification; 2) vulnerability assessment and 3) risk analysis. It recommends hazard mitigation strategies the County and communities can take to reduce the impacts on private property, public infrastructure, critical facilities and the public if a natural hazard event occurs.<sup>7</sup> Critical facilities and public infrastructure in Scio include City Hall, the Scio Rural Fire District's main fire station, the City's water and sewer facilities and local schools.

The Oregon Department of Geology and Mineral Industries (DOGAMI) has mapped geologic hazards in the state. DOGAMI's website includes an interactive GIS map with layers showing the various geologic and natural hazards which can affect any part of the state.<sup>8</sup>

### **Severe Weather:**

There is a high probability that in any given year Linn County and the Willamette Valley will be affected by a severe winter storm with heavy rain, ice, snow and/or high winds. Although damaging winter storms do not occur every year, severe winter storms occur once every four years.

The Willamette Valley does not experience major snow, freezing rain or ice events in a normal winter. Snowfall accumulations in Scio are typically less than 6" or less for the entire winter. However, large snow events do occur when moist Pacific storms hit cold air trapped in the valley. The Scio/Albany area had a 9"-12" snowfall accumulation on February 7, 2014, but larger accumulations are possible. A 1969 storm dumped more than three feet on the southern Willamette Valley. Ice storms, with ice accumulation of ¼" to ½", affect Linn County approximately once a decade. More common are windstorms, with wind speeds in excess of 50 mph, which accompany Pacific storms that sweep through the valley. On February 7, 2011 a cold core tornado touched down in Aumsville causing damage to a number of local businesses and homes.

Small communities can be significantly affected when severe weather occurs. Flooding from heavy rain and snow melt can block roads and damage structures. Ice, wind and snow can damage overhead power, telephone lines, cell towers and antennas interrupting service from utilities. Road flooding, fallen trees and limbs can hinder emergency responders and create problems for utility companies trying to maintain or restore services.<sup>9</sup>

---

<sup>7</sup> *Linn County Hazard Mitigation Plan*, prepared by the Linn County Planning and Building Department, November 2010.

<sup>8</sup> Oregon Department of Geology and Mineral Industries, Interactive Statewide Geohazards Viewer. [Oregon HazVu: Statewide Geohazards Viewer](#)

<sup>9</sup> *Linn County Hazard Mitigation Plan*, prepared by the Linn County Planning and Building Department, November 2010, pp. 9-5 to 9-13.

Severe weather also includes summer heat waves, when temperatures in the Willamette Valley exceed 90° Fahrenheit for more than 3 consecutive days. Heat waves in July 1981 and July/August 2009 saw valley temperatures exceed 100° for four consecutive days. Although summer heat waves can create dangerous short-term events the risk of extended periods of drought are low. The Linn County Natural Hazards Mitigation Plan reports there are no records of severe drought in Linn County and a very low probability that drought will affect the County once every 75-100 years.<sup>10</sup>

### **Thomas Creek Flood Hazards and Erosion:**

Flooding from Thomas Creek is a reoccurring hazard that has shaped the land and has had the most consistent impact on the Scio community. Flood hazards are discussed in Section 5.8 of this chapter. Stream bank erosion along Thomas Creek has led to the placement of a revetment along the south bank of Thomas Creek near Hwy 226 to control erosion of the stream bank. The placement of revetments usually indicates stream bank erosion has taken place and an effort has been made to stem future erosion. East of the bridge on Main Street about 100 yards upstream, Thomas Creek makes a 90 degree turn to the north. The cutting edge of Thomas Creek at this point is working into the south bank along Highway 226. Properties along the south bank of Thomas Creek appear to have lost some ground to bank erosion.

### **Steep Slopes, Landslides and Mass Movement:**

There are no hillside steep slopes inside the Scio UGB. Steep slopes exceeding 25% are found on the Franklin Butte and the hills to the north of the City. Small areas on Franklin Butte are subject to landslide hazards. DOGAMI's statewide landslide information database shows areas on the slopes of Franklin Butte which have been subject to historic landslides and there are deposits of loose landslide material (talus colluvium) at the base of the slopes.<sup>11</sup> Map NR-5 "Landslides and Landslide Deposits in the Scio Planning Area" shows these historic landslide areas and deposits.

Map NR-6 "Planning Area Slope" shows erosion has created some steep banks along the Thomas Creek and the Peters Ditch channel as well as along a number of small ditches and drainage courses that drain to Thomas Creek. These streamside and ditch line slopes include riparian areas where streamside vegetation is needed to stabilize soils and protect the channels from further erosion.

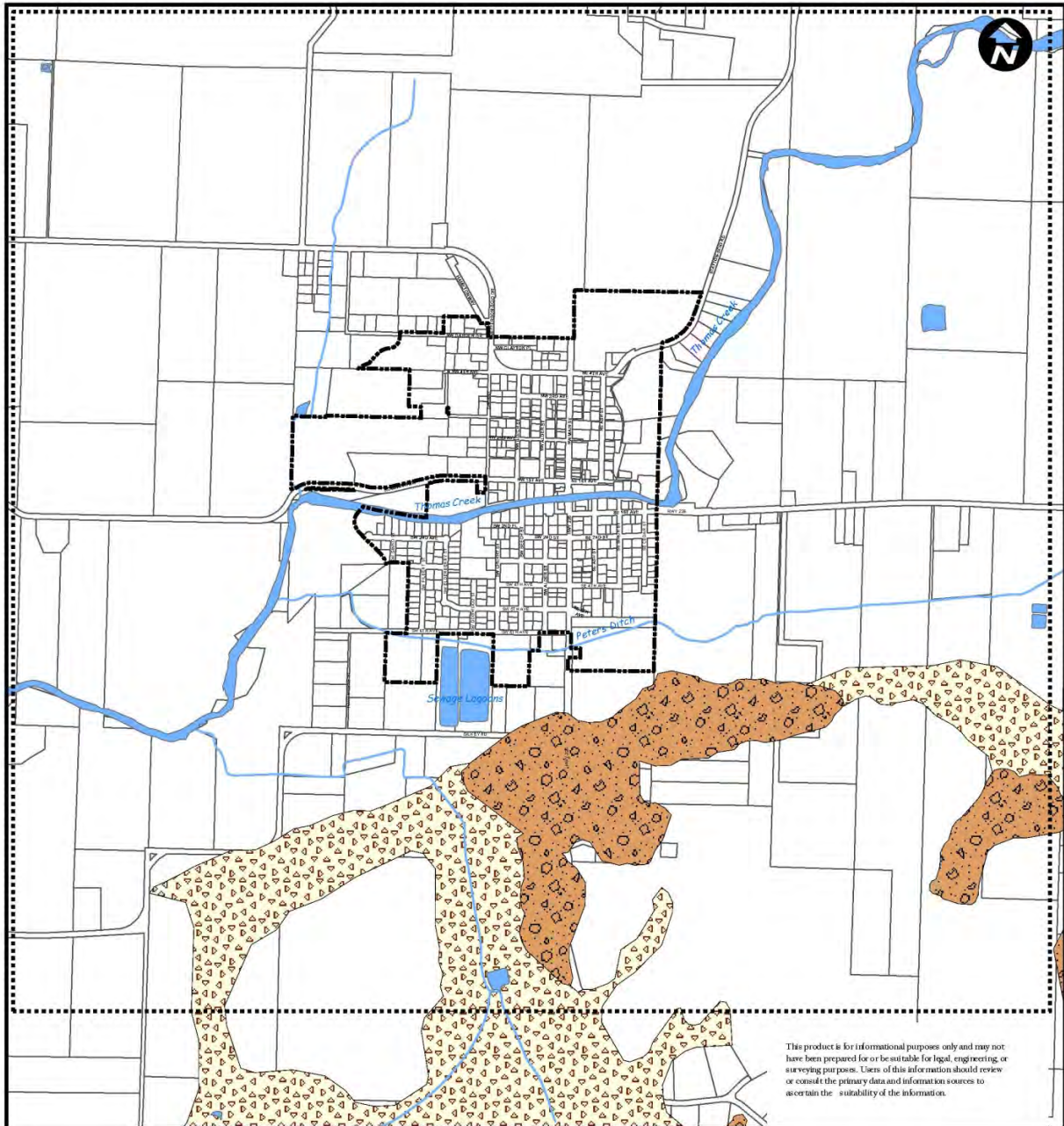
---

<sup>10</sup> *Linn County Hazard Mitigation Plan*, prepared by the Linn County Planning and Building Department, November 2010, pp. 10-1 to 10-3.

<sup>11</sup> Oregon Department of Geology and Mineral Industries, Interactive Statewide Geohazards Viewer, and [DOGAMI | Statewide Hazards Viewer - Hazards and Assets](#), and IMS-22, GIS Overview Map of Potential Rapidly Moving Landslide Hazards in Western Oregon, North Santiam River quadrant, by R. Jon Hofmeister and others, 2002,



# Map NR-5 Landslides and Landslide Deposits in the Scio Planning Area



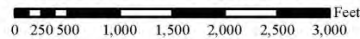
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the suitability of the information.



**City of Scio**

Map Revised 11/01/2014.  
Data Provided by the City  
of Scio and Linn County.

## Landslide and Landslide Deposits



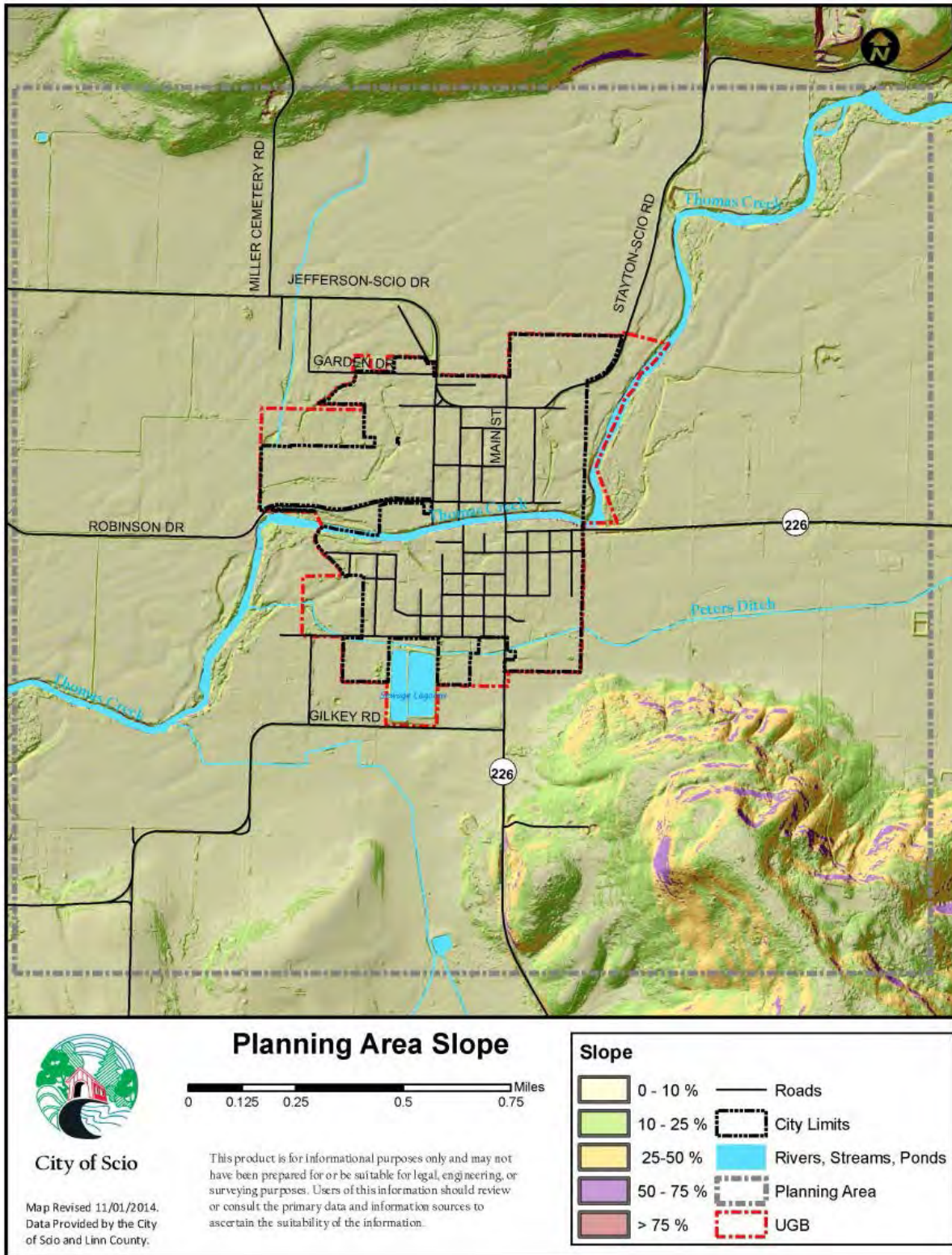
**DISCLAIMER:** SLIDO is a digital compilation of landslide inventory maps from many map sources, and thus the quality and spatial reliability of SLIDO data are highly variable. Although DOGAMI went to appropriate lengths to gather and incorporate the best available data, the inventory does not capture work by the private sector or by some agencies and entities that map landslides but do not publish the work. For these and other reasons DOGAMI recommends use of SLIDO as a general planning and preparedness tool, especially for areas where landslide inventory mapping was done at a more detailed scale and when derived from new high-resolution lidar elevation data. Maps made from SLIDO, including those displayed in this viewer, are not a substitute for site-specific investigations by qualified practitioners.

**Legend**

- Planning Area
- City Limits
- Rivers and Streams
- Deposits**
- Talus-Colluvium
- Fan
- Landslide
- Taxlots



## Map NR-6 Planning Area Slope



### **Volcanic Hazards:**

Mount Jefferson, the Three Sisters and other mountains in the Cascade Range are part of the active chain of volcanoes that comprise the Ring of Fire along the Pacific Rim. DOGAMI has mapped severe and moderate hazard zones for areas that may be directly impacted by mudflows, debris flows, lava flows or major ash falls. The closest hazard zone to Scio is a moderate hazard from mudflows or debris flows in the North Santiam Canyon. The hazard zone extends from the Mt. Jefferson Wilderness to an area west of Stayton. Airborne volcanic ash from an eruption can also affect areas of the Willamette Valley depending on the scale of the eruption and wind directions.

### **Earthquake Hazards:**

Western Oregon has historically been impacted by major subduction earthquakes in the Cascadia subduction zone at the boundary of the two tectonic plates, the North American Plate and the Juan de Fuca Plate, below the Pacific Ocean off the Oregon coast. The last major subduction earthquake occurred in 1700. Scientists have determined these major subduction earthquakes occur every 400 to 500 years. Since the last major subduction earthquake off the Oregon coast occurred in 1700, DOGAMI estimates there is a 7% to 12% chance that a major subduction earthquake will occur by the year 2060. If a 9.0+ magnitude or larger Cascadia subduction zone earthquake occurs, very strong shaking is expected in the central Willamette Valley including the Scio area.

Crustal earthquakes also occur in western Oregon along fault lines in the North American Plate. There have been three 3.0 to 3.6 magnitude earthquakes north of Salem since 1999 and the larger 5.6 magnitude Scotts Mills “Spring Break” earthquake in March 1993.<sup>12</sup> DOGAMI has utilized USGS data and to identify potentially active fault lines in Oregon. These fault lines are locations where the faults have seen movement in the last 1.6 million years and there is the potential for a damaging earthquake if the fault moves. There are no active fault lines identified in the Scio area.

Scio’s alluvial soils are subject to liquefaction during a major earthquake event. Severe shaking from an earthquake can cause wet sandy silty loam soils to liquefy when continuously shaken and compromise their ability to support buildings and structures.

### **Wildfire:**

Wildfire is defined as “an uncontrolled burning of wildlands (forest, brush, or grassland).” It poses a significant risk to life and property in the Wildland Urban Interface (WUI) areas, the border between the urban area and nearby forest, brush or grasslands.

The *Linn County Community Wildfire Protection Plan* includes a county-wide risk assessment, goals and action steps describing how emergency responders and local communities can prepare for and respond to the wildfire threats throughout the county. Scio has been identified as one of the Linn County communities which is at risk from wildfire. The maps within the *Linn County Community Wildfire Protection Plan* show there is low risk of wildfire in the City of Scio but moderate risk in portions of the Scio Rural Fire Protection District in the WUI interface where homes are located near forest lands.

---

<sup>12</sup> Pacific Northwest Seismic Network, [PNSN Recent Events | Pacific Northwest Seismic Network](#)

The plan recommends strategies to educate the public on the threat of wildfire and steps property owners and communities can take to reduce fuel availability, create defensible space around structures and use building materials to minimize the threat wildfire poses to structures and property. The Scio Rural Fire Protection District is the local government entity responsible for working with local property owners and coordinating the implementation of the plan's action steps with the Linn County Fire Defense Board, Linn County, state and federal agencies.<sup>13</sup>

## 5.6 Water

Water in the Scio area has been studied in two ways: a) groundwater and b) surface water.

Groundwater is subsurface water contained in the soils and gravels below the surface and is confined in aquifers.<sup>14</sup> Based on information from the Oregon Water Resources Department (OWRD) the water table in Scio is at or near the surface of the land during the winter months. Scio's location near the foothills of the Cascades and the alluvial soils in the Thomas Creek floodplain provide a good location for groundwater accumulation and enables the aquifer to recharge quickly. Groundwater in Scio is hydraulically connected to Thomas Creek.

A groundwater hydrology study of the Willamette Valley in 2005 concluded there are several factors that contribute to the long-term stability of water levels in shallow wells in the Southern Willamette Valley (Albany/Scio area south to Eugene). The report findings indicate groundwater levels in the basin-fill sediments, as are found in Scio, show little variability since the 1960s. Recharge is relatively direct and efficient because water levels show direct response to winter precipitation and a close correlation to stream levels. Recharge is sufficient to fully saturate the aquifer during most winters.<sup>15</sup>

Well records in the Scio area indicate water is available at depths ranging from 20 feet below the surface to as deep as 205 feet. These well records also show the gallons per minute (gpm) rating for individual wells increases with depth.<sup>16</sup> The City of Scio has two municipal wells (Wells 3 & 4) that were drilled to a depth of 210 feet and have the capacity to produce 790 gpm. Water bearing levels for both wells are found in the sedimentary sand and gravel layers. The water bearing zone for Well #3 extends from approximately 50' to 204' and Well #4 from 92' to 195' deep. In granting the Water Right Permit for Well #4, the OWRD and the Oregon Department of Fish and Wildlife concluded there is potential for substantial interference with stream flows in Thomas Creek. During periods of low stream flows, the City will be required to reduce the amount of water pumped from the well.

---

<sup>13</sup> *Linn County Community Wildfire Protection Plan*, prepared for Linn County by ECO Northwest, November 2007.

<sup>14</sup> An aquifer is a layer of rock or gravel through which water can move. Water reaches the aquifer through cracks. Water is held in an aquifer by hard rocks or clay above and below the aquifer through which water cannot pass.

<sup>15</sup> *Groundwater Hydrology in the Willamette Basin*. United States Department of the Interior, U. S. Geological Survey in cooperation with the Oregon Department of Water Resources. Scientific Investigations Report 2005-5168. 2005, p. 53.

<sup>16</sup> Oregon Department of Water Resources. Well log records and *Groundwater Reports #13 and #25*. Records of wells, water levels, & chemical quality of water in the Lower Santiam River Basin, Middle Willamette Valley, Oregon, D.C. Helm, 1968, U.S.G.S.

Surface Water: Thomas Creek is the primary surface water source in the Scio area. Thomas Creek originates in the old Cascades approximately 26 miles east of Scio and at an elevation of almost 4000 feet. Peters Ditch, a small improved channel which flows west through the southern end of Scio, is the only other surface water in the area. Peters Ditch originates approximately two miles east of Scio near Richardson Gap.

## 5.7 Wetlands

Wetlands are those areas that are inundated or saturated by surface water or groundwater at a frequency or duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands provide fish and wildlife habitat. They also provide flood protection, recharge the local aquifer and enhance water quality. In the past wetlands were viewed as land by which the best use could be achieved by draining for agriculture, dredging or filling for industrial and housing developments. The City of Scio recognizes the importance of preserving wetland areas.

There are six locally significant wetlands inside the Scio Urban Growth Boundary. The inventory and identification of locally significant wetlands are included in the City of Scio Local Wetland Inventory and Maps, compiled by SWCA Environmental Consultants as part of the Multi City/County Water Resource Assessment Project completed by Lane Council of Governments. The Scio Local Wetlands Inventory (LWI) and assessment complies with Goal 5 requirements. Table NR-2 lists the locally significant wetlands by type of wetlands within the Scio UGB.

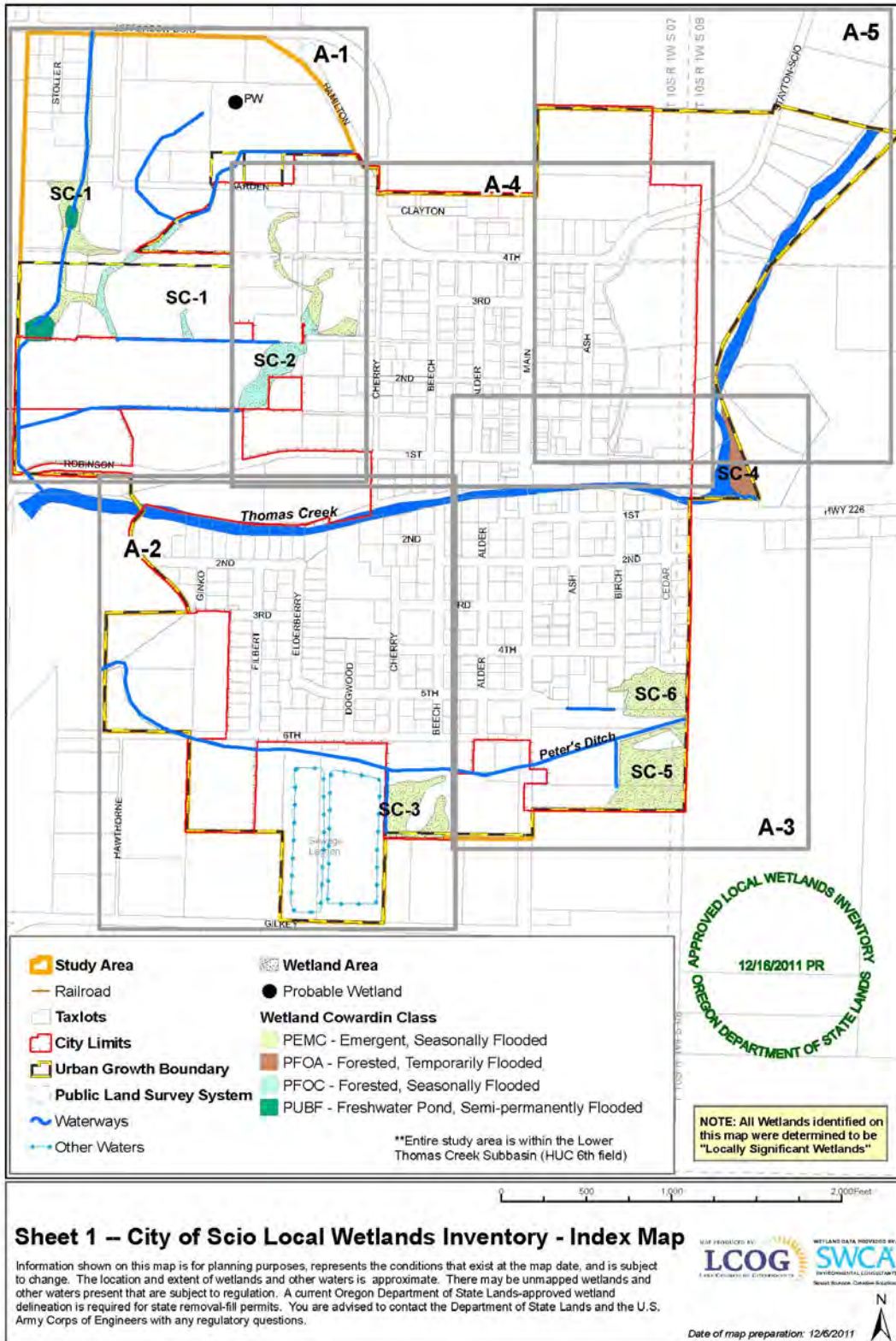
Table NR-2  
Types of Wetlands within the Scio UGB<sup>17</sup>

Wetland Classification	Abbrev	Classification Description	Area (Acres)	Percent of Wetlands
Palustrine Emergent Wetland	PEM	Wetlands with rooted herbaceous vegetation that stand erect above the water or ground surface	11.72	72%
Palustrine Scrub-Shrub Wetland	PSS	Wetlands dominated by shrubs and tree saplings less than 20 feet high	0	0%
Palustrine Forested Wetland	PFO	Wetlands dominated by trees that are greater than 20 feet high	3.80	24%
Palustrine Unconsolidated Bottom Wetland	PUB	At least 25% cover of particles smaller than stones and a vegetative cover less than 30%.	0.70	4%
		<b>Total</b>	<b>16.22</b>	<b>100%</b>

<sup>17</sup> *Local Wetland Inventory Report for the City of Scio*, Prepared for the City of Scio and Lane Council of Governments, SWCA Environmental Consultants, Portland, OR Approved by State of Oregon Department of State Lands, December 16, 2011. P. 8.



# Map NR-7 Locally Significant Wetlands in the Scio Wetlands Study Area



The quality of wetlands in the Scio study area was assessed using the Oregon Freshwater Wetland Assessment Methodology (OFWAM; Roth et al. 1996). OFWAM is used to evaluate the relative quality of wetlands primarily for planning and educational purposes. OFWAM evaluates wildlife habitat, fish habitat, water quality, and hydrologic control functions. Where applicable, other measures to determine Locally Significant Wetlands were implemented.

Most of the wetlands identified in Scio are former main channels or flood channels of Thomas Creek and are therefore part of the hydrology of Thomas Creek. These wetlands are only flooded on a seasonal or temporary basis. At times, these wetlands serve to temporarily store flood waters and thereby slow the flow of flood water. In general, downstream flood damage can be lessened by the protection of wetlands. When floodwaters are diverted to a series of wetlands adjacent to the stream channel, flood peaks of tributary streams do not occur simultaneously so that flood waters do not all reach the main stream at the same time. All of the wetlands provide diverse wildlife habitat.

Six wetlands are identified within the Scio study area, totaling 16.22 acres (not including rivers and streams, deepwater habitats, or artificially created ponds such as detention ponds or treatment lagoons). Scio’s wetlands are mostly emergent or forested with a small component of open water.<sup>18</sup>

Table NR-3  
Cowardin Classification of all Wetlands within the Scio UGB<sup>19</sup>

Wetland Code	USFWS Wetland Classification				Total Acreage
	PEM	PES	PFO	PUB	
SC-1	2.64	0	1.07	0.70	4.41
SC-2	1.04	0	1.63	0	2.93
SC-3	1.96	0	0	0	1.96
SC-4	0	0	0.81	0	0.95
SC-5	3.82	0	0	0	3.82
SC-6	2.14	0	0	0	2.14
Totals	11.61	0	3.51	0.70	16.22

The locations and types of locally significant wetlands in the Scio Urban Growth Boundary are shown on Map NR-7.

<sup>18</sup> *Local Wetland Inventory Report for the City of Scio*, Prepared for the City of Scio and Lane Council of Governments, SWCA Environmental Consultants, Portland, OR Approved by State of Oregon Department of State Lands, December 16, 2011. pp 3-7.

<sup>19</sup> *Ibid.*, *Local Wetland Inventory Report for the City of Scio*, p 8..

## 5.8 Flood Hazard

The Thomas Creek watershed is part of the South Santiam River subbasin of the larger Willamette River basin. It is 145 square miles and extends from its origins in the Cascade foothills 30+ miles east of Scio to its confluence with the South Santiam River, 8 miles downstream from Scio. Forest lands (73%), agricultural lands (26%) are the predominant land uses in the watershed. Approximately one-fifth of the land area is owned by the federal Department of the Interior, Bureau of Land Management.<sup>20</sup> There is one real-time flow gauge on Thomas Creek near Scio, USGS flow gage #TRS03 and can be viewed on the Northwest River Forecast Center website.<sup>21</sup>

Flooding from Thomas Creek is a significant issue for citizens of Scio. Shallow flooding with water up to 2' in depth in many areas of the City occurs when Thomas Creek and Peters Ditch overflow their banks. Residential areas and the Main Street businesses north of Thomas Creek and the industrial and residential areas adjacent to Peters Ditch in the south end of Scio are most impacted by these periodic flood events.

Floods occur when heavy rains fall in the Cascade foothills east of Scio and then flow quickly down the Thomas Creek drainage basin to the valley. If the foothills are covered with snow, rainfall coupled with melting snow can exacerbate the flood impacts. Flooding can occur during smaller 10-year and 25-year storm events as well as the major 50-year and 100-year storms like the 1964 and 1996 floods that affected the entire Willamette Valley.

Both Thomas Creek and Peters Ditch have been studied by the U.S. Army Corps to determine the extent of potential flooding during a 100-year storm. The Area of Special Flood Hazard identified by the Federal Emergency Management Agency in its *Flood Insurance Study (FIS) for Linn County*, [1] dated September 29, 2010, with accompanying Flood Insurance Rate Maps (FIRM) or Digital Flood Insurance Rate Maps (DFIRM), and other supporting data, were adopted by the Scio City Council. Map NR-8 shows the Special Flood Hazard areas inside the City.

The City has adopted flood hazard regulations requiring that the base floor elevation of new structures be raised at least two feet above the base flood elevation. Property owners are required to provide an engineer's elevation certificate demonstrating the new structures comply with the flood hazard regulations.

On January 18 and 19, 2012, Thomas Creek flooded residential and commercial areas of Scio. The location and timing of the flooding was monitored by the Scio Rural Fire District. Linn County Geographic Information Services (GIS) staff used data from the Thomas Creek flood gauge and the Fire District to create a map showing the inundation areas based on the water elevation of the creek at the gauge. Map NR-9 "January 18 and 19, 2012 Storm Flood Inundation Area" graphically shows the areas in Scio which were flooded when the Thomas Creek elevation gauge showed the creek was above 17', 18' and 19'.

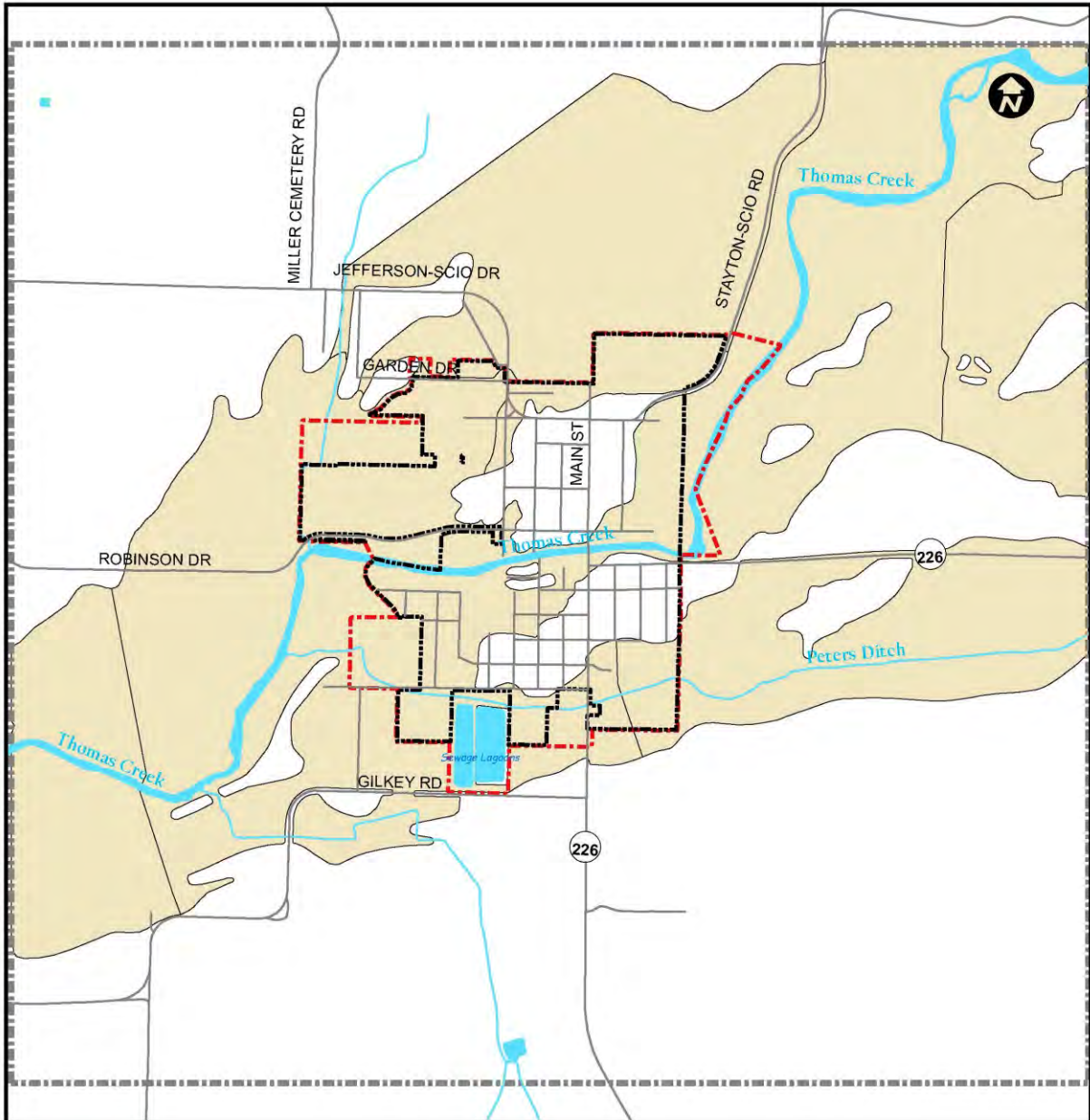
---

<sup>20</sup> Oregon Department of Environmental Quality, Willamette River Basin TMDL Plan, Chapter 9 – South Santiam Subbasin, September 2006. pp. 9-7.

<sup>21</sup> Northwest River Forecast Center, National Oceanic and Atmospheric Administration (NOAA), <http://www.nwrfc.noaa.gov/river/station/flowplot/flowplot.cgi?TRS03>



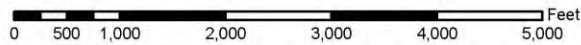
## Map NR-8 Special Flood Hazard Area



**City of Scio**

Map Revised 11/01/2014.  
Data Provided by the City  
of Scio and Linn County.

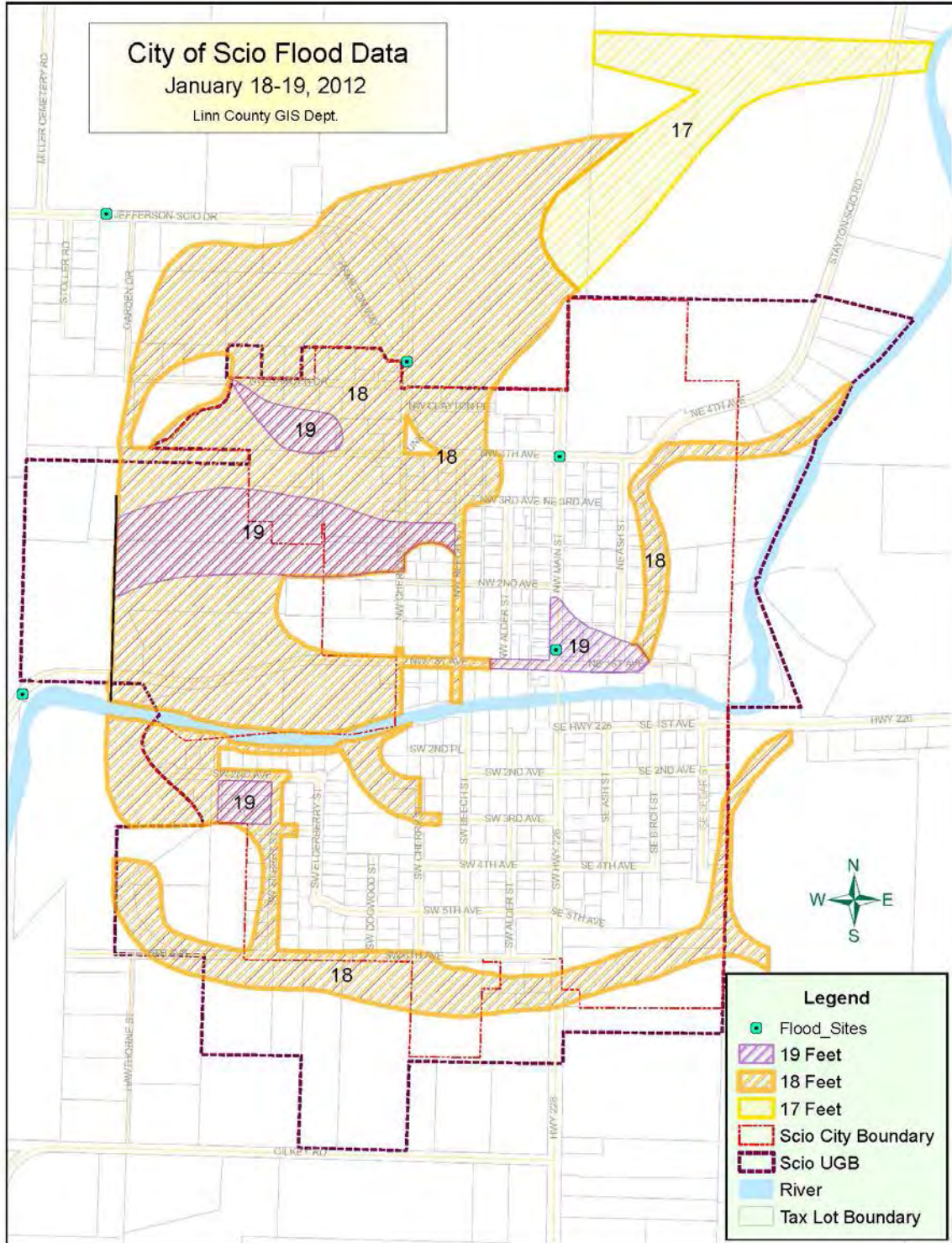
### Special Flood Hazard Area



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the suitability of the information.

Legend	
	100 Year Flood Plain
	Roads
	City Limits
	UGB
	Rivers, Streams, Ponds
	Planning Area

**Map NR-9  
January 18 and 19, 2012 Storm  
Flood Inundation Area Based on Thomas Creek Flow Elevation**



## 5.9 Fish and Wildlife

### Wildlife:

The Scio Local Wetlands Inventory includes a brief summary of sensitive wildlife species found within two miles of Scio. Information was obtained from the Oregon Biodiversity Information Center in March 2010. Sensitive wildlife species include:

- Willamette Valley larkspur
- Willamette Valley daisy
- thin-leaved peavine
- Nelson's sidalcea
- Northern Pacific pond turtle
- Oregon vesper sparrow.<sup>22</sup>

### Fish:

Fish species in Thomas Creek include winter steelhead, spring Chinook salmon, trout, Oregon chub and other warm water species. The Upper Willamette winter steelhead and Upper Willamette spring Chinook salmon are listed as endangered species by the US Environmental Protection Agency.

In 1996, BLM completed an analysis of the Thomas Creek watershed. In the report, BLM described historic fish runs in Thomas Creek:

Winter steelhead and spring Chinook salmon are the anadromous fish native to the Willamette River above Willamette Falls. Historically, only winter steelhead trout and spring Chinook salmon could migrate over Willamette Falls into the upper Willamette Valley. The majority of these fish spawned in the Santiam River and Mckenzie River subbasins. Both species utilized Thomas Creek for spawning and rearing.<sup>23</sup>

Thomas Creek is considered a key production area for winter steelhead, however, the wild spring Chinook run may no longer exist. The Oregon Department of Fish and Wildlife is releasing South Santiam stock spring Chinook in Thomas Creek. Resident populations of rainbow and cutthroat trout are found throughout the watershed. Several warm water

---

<sup>22</sup> *Local Wetland Inventory Report for the City of Scio*, Prepared for the City of Scio and Lane Council of Governments, SWCA Environmental Consultants, Portland, OR Approved by State of Oregon Department of State Lands, December 16, 2011, page 2.

<sup>23</sup> *Thomas Creek Watershed Analysis*, Bureau of Land Management (Salem District), Version 1.0, 1996. [http://www.blm.gov/or/districts/salem/plans/files/watershed\\_analyses/sdo\\_thomascrk/sdo\\_wa\\_thomascr.pdf](http://www.blm.gov/or/districts/salem/plans/files/watershed_analyses/sdo_thomascrk/sdo_wa_thomascr.pdf) Chapter 4

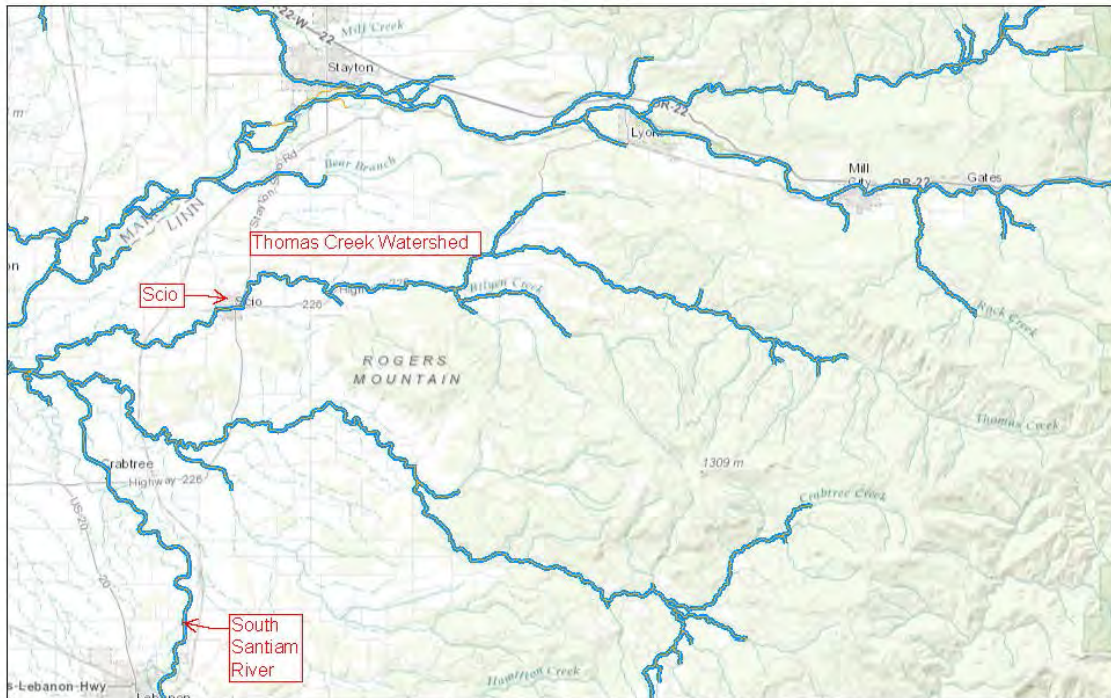


fish species are found in Thomas Creek, but they are generally found below the town of Scio.<sup>24</sup>

Spawning areas for listed salmon and steelhead are located east of the City of Scio in the upper portion of the Thomas Creek watershed. The Oregon Department of Fish and Wildlife has mapped all Oregon rivers and streams that are considered essential salmon habitat and require protection measures. Map NR-10 shows Thomas Creek is identified as essential salmon habitat.

### Map NR-10 Thomas Creek - Essential Salmon Habitat

Essential Salmonid Habitat (2014)



### **DEQ Willamette Basin TMDL Plan:**

The Willamette River basin, including the South Santiam River subbasin and its tributaries, has been studied to determine if its rivers and streams exceed federal water quality standards under section 303(d) of the federal Clean Water Act (CWA). The Oregon DEQ has prepared the 303(d) list of stream segments that do not meet water quality criteria. The Willamette Basin TMDL Plan

<sup>24</sup> Ibid., *Thomas Creek Watershed Analysis*, Bureau of Land Management (Salem District), Version 1.0, 1996. Chapter 2.

establishes Total Maximum Daily Load standards for temperature, bacteria and mercury in order to protect water quality and prevent further degradation of the river and its tributaries.

According to the *Willamette Basin TMDL Plan*, the South Santiam River subbasin has 11 stream segments on the 303(d) list for exceeding the water temperature criteria. Ten stream segments exceed the temperature criteria during the summer months from July through September. The list includes all of the major creeks and streams east of Albany including the South Santiam River, Crabtree Creek, Thomas Creek and Neal Creek, a major tributary into Thomas Creek.<sup>25</sup>

Temperature is one of the TMDL standards because high stream temperatures can alter the biology in a stream segment and affect salmonids by inhibiting migration, rearing and spawning, impacting circulation and/or respiration or kill fish.

The TMDL plan states:

Stream temperature is influenced by natural factors such as climate, geomorphology, hydrology, and vegetation. Human influenced or anthropogenic heat sources may include discharges of heated water to surface waters, the loss of streamside vegetation and reductions in stream shading, changes to stream channel form, and reductions in natural stream flows. The pollutant targeted in this TMDL is heat from the following sources: (1) heat from warm water discharges from various point sources (2) heat from human caused increases in solar radiation loading to the stream network, and (3) heat from reservoirs which, through their operations, increase water temperatures or otherwise modify natural thermal regimes in downstream river reaches.<sup>26</sup>

The Willamette Basin TMDL Plan concludes excessive heat loading is widespread in the tributaries that flow into the South Santiam River. DEQ data shows summer temperatures in Thomas Creek exceed the established water quality standards.

In 2000, DEQ and BLM staff measured late summer temperatures in Thomas Creek from Mile Post 0 to 19, including the stretch of the creek inside Scio. Maximum stream temperatures in the stream reach within the City of Scio exceeded 24° to 26° C. (75° to 78° F) for the period June 15<sup>th</sup> to September 15<sup>th</sup>.<sup>27</sup> These temperatures exceed the water quality standard thresholds and require the implementation of measures to enhance and/or protect habitat to enable cold-water salmonids to migrate and spawn. This includes the Upper Willamette spring Chinook salmon and Upper Willamette winter steelhead that spawn in the South Santiam River subbasin.

The following two tables from the TMDL Plan describe the impacts high water temperatures in a stream can have on anadromous fish (Table NR-4) and the optimal temperatures for spawning,

---

<sup>25</sup> Oregon Department of Environmental Quality, Willamette River Basin TMDL Plan, Chapter 9–South Santiam Subbasin, September 2006. pp. 9-9  
<http://www.deq.state.or.us/wq/tmdls/docs/willamettebasin/willamette/chpt9ssantiam.pdf>

<sup>26</sup> Oregon Department of Environmental Quality, Willamette River Basin TMDL Plan, Chapter 4 – Temperature, September 2006, p. 4-5.

<sup>27</sup> Ibid., Willamette River Basin TMDL Plan, Chapter 9–South Santiam Subbasin, September 2006. pp. 9-11 to 9-21.

rearing and migration (Table NR-5).<sup>28</sup>

Table NR-4  
**Thermally Induced Cold Water Fish Mortality Modes**

Modes of Thermally Induced Fish Mortality	Temperature Range	Time to
<i>Instantaneous Lethal Limit</i> – Denaturing of bodily enzyme systems	> 32°C (> 90°F)	Instantaneous
<i>Incipient Lethal Limit</i> – Breakdown of physiological regulation of vital bodily processes, namely: respiration and circulation	21°C - 25°C (70°F - 77°F)	Hours to Days
<i>Sub-Lethal Limit</i> – Conditions that cause decreased or lack of metabolic energy for feeding, growth or reproductive behavior, encourage increased exposure to pathogens, decreased food supply and increased competition from warm water tolerant species	17.8°C - 23°C (64°F - 74°F)	Weeks to Months

Table NR-5  
**Oregon’s Biologically Based Temperature Criteria.<sup>29</sup>**

Beneficial Use	Temperature Criteria
Salmon and Steelhead Spawning	*13.0°C (55.4°F)
Core Cold Water Habitat Identification	*16.0°C (60.8°F)
Salmon and Trout Rearing and Migration	*18.0 °C (64.4 °F)

\* Stream temperature is calculated using the average of seven consecutive daily maximum temperatures on a rolling basis (7-day calculation).

DEQ data also suggest shade levels are less than system potential at Thomas Creek, Crabtree Creek, Hamilton Creek, and McDowell Creek. Excess heat loading occurs wherever inadequate shade levels are widespread.<sup>30</sup> The protection of existing tree cover and restoration of the riparian vegetation along the stream banks in the Thomas Creek watershed is recommended to reduce heat loading and enhance wildlife habitat.

The Scio Sewer Treatment Plant is the only point source discharge identified by DEQ along Thomas Creek. The City discharges treated wastewater from its two sewer lagoons on 6<sup>th</sup> Avenue to Thomas Creek at Mile 8.0 from November 1<sup>st</sup> to April 30<sup>th</sup> under terms of an NPDES permit

<sup>28</sup> Ibid., Willamette River Basin TMDL Plan, Chapter 9–South Santiam Subbasin, September 2006. pp. 9-11 to 9-12.

<sup>29</sup> Oregon Department of Environmental Quality, *Willamette River Basin TMDL Plan*, Chapter 9 – South Santiam Subbasin, September 2006. Tables 9.4 and 9.5

<sup>30</sup> Ibid., p. 9-33.



issued by DEQ. The NPDES permit requires the city to meet water quality parameters for temperatures, BOD and suspended solids and adopt a TMDL plan for the City . The City’s TMDL plan identifies strategies the City can implement to help reduce temperature loading in Thomas Creek. Strategies in the City’s 5-Year TMDL plan include completion of an inventory and protection measures for riparian areas along Thomas Creek and Peters Ditch and updating the City’s public works design standards and development regulations for storm drainage.

### **Watershed Council:**

The South Santiam Watershed Council works with individual property owners, the Oregon Watershed Enhancement Board, local governments and federal agencies to improve water quality. Recent projects have included annual water quality monitoring, stream restoration projects, riparian enhancement, fish passage barrier studies and youth education programs.

## **5.10 Forest Lands**

Statewide Planning Goal 4 “Forest Lands” encourages the conservation, protection and management of forest resource lands. As with the agricultural lands LCDC has determined that Goal 4 requirements for forest lands do not apply within cities with acknowledged comprehensive plans.

The hydric soils in the Thomas Creek floodplain are non-forest lands. There are no productive forest lands inside the Scio UGB, but there are forest lands north and south of the City on the nearby hills and ridges.

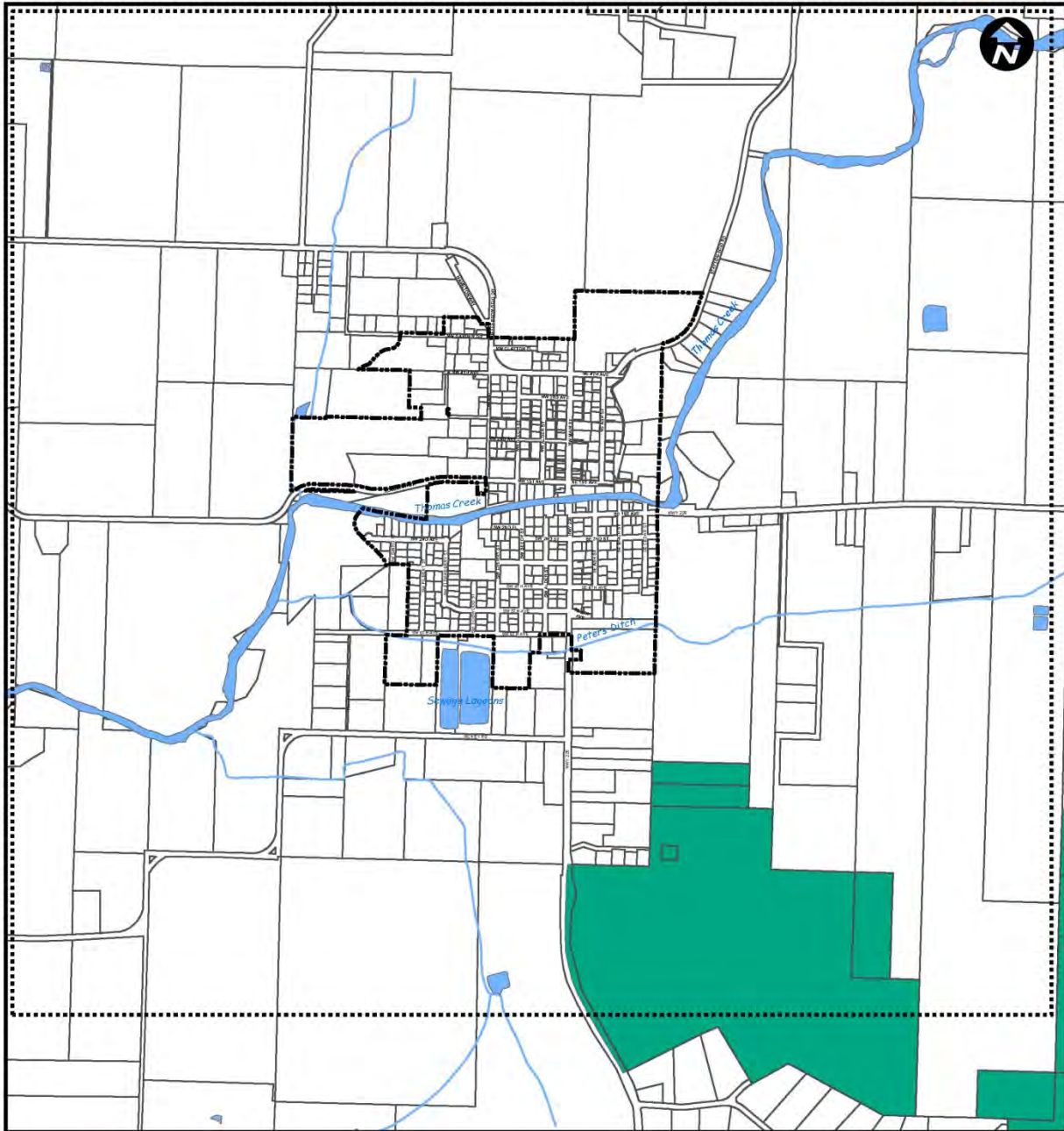
The Oregon Department of Forestry’s land use planning goals are to preserve the forest land base, maintain the commercial productivity of Oregon’s forests and minimize the conversion of productive farmland to non-forest or urban uses.<sup>31</sup> In order to accomplish these goals Linn County has zoned the forest lands near Scio for Farm/Forest (FF) and Exclusive Farm Use (EFU). Map NR-11 “Forest Lands in the Scio Planning Area” shows the lands just to the south of Scio on Franklin Butte which have been zoned for Farm/Forest uses. Further to the east in the Thomas Creek watershed there are large tracts of productive private and federal forest lands that Linn County has zoned Forest Conservation and Management (FCM).

South of the Scio UGB, there is existing residential development east of Highway 226 along the northwest flank of Franklin Butte. Large home sites in Linn County’s RR-2.5 zone abut a Farm/Forest zone on Franklin Butte. If the Scio UGB is expanded to the south, there may be pressure to convert these larger tract residential lands to higher density urban uses and convert the adjacent farm/forest parcels to rural residential uses because of the natural amenities, views and close proximity to the City. Prior to amending the Scio UGB and converting any forest lands to more intense rural residential or urban uses, Linn County and the City of Scio city must address Goal 4 requirements to preserve and protect forest lands.

---

<sup>31</sup> Oregon Department of Forestry, Land Use Planning Handbook, 2003.  
[http://www.oregon.gov/odf/resource\\_planning/docs/odf\\_land\\_use\\_planning\\_handbook\\_august\\_2003.pdf](http://www.oregon.gov/odf/resource_planning/docs/odf_land_use_planning_handbook_august_2003.pdf)

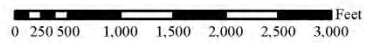
Map NR-11  
**Forest Lands in the Scio Planning Area**



City of Scio

Map Revised 11/01/2014.  
 Data Provided by the City  
 of Scio and Linn County.

**Forest and Farm/Forest Zoning**



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the suitability of the information.

**Legend**

- Planning Area
- City Limits
- Rivers and Streams
- Taxlots
- Farm/Forest

## 5.11 Aggregate Resources:

The Linn County Comprehensive Plan discusses the importance of and describes the location of aggregate resource sites within the County. According to the Linn County Planning Department, there are no aggregate resource sites in the City of Scio or within its Urban Growth Boundary.

Linn County's aggregate resource extraction sites map in the Linn County Comprehensive Plan shows three aggregate sites near the Scio Planning Area. Two of the mapped sites are located approximately 1 mile northeast and northwest of the City's UGB and the third site is approximately 3.5 miles south of the Scio UGB. The two sites near the Scio UGB are located on (1) Miller Cemetery Road and (2) northeast of the intersection of Stayton Scio Rd. and Brock Drive. The locations of these sites are identified in *Environmental Geology of Western Linn County*, Oregon Dept. of Geology and Mineral Industries Bulletin 84, 1974 written by J.D. Beaulieu, P.W. Hughes, R. K. Mathiot.<sup>32</sup>

---

<sup>32</sup> USGS National Geologic Map Database. Lebanon Quadrangle Maps, [http://ngmdb.usgs.gov/Prodesc/proddesc\\_32998.htm](http://ngmdb.usgs.gov/Prodesc/proddesc_32998.htm)

# **GOALS AND POLICIES FOR NATURAL RESOURCES AND ENVIRONMENTAL STEWARDSHIP**

## **STATEWIDE PLANNING GOALS**

**Goal 3 - AGRICULTURAL LANDS:** To preserve and maintain agricultural lands.

**Goal 4 - FOREST LANDS:** To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

**Goal 5 - NATURAL RESOURCES, SCENIC AND HISTORIC AREAS, AND OPEN SPACES:** To protect natural resources and conserve scenic and historic areas and open spaces.

**Goal 6 - AIR, WATER AND LAND RESOURCE QUALITY:** To maintain and improve the quality of air, water and land resources of the state.

**Goal 7 - AREAS SUBJECT TO NATURAL HAZARDS:** To protect people and property from natural hazards.

## **CITY OF SCIO GOALS AND POLICIES**

### **NATURAL RESOURCES AND ENVIRONMENTAL STEWARDSHIP**

**Goal NR-1:** To cooperate with local, state and federal agencies in the prevention of pollution to the air, water and land and the protection and enhancement of sensitive environmental areas and natural resources.

**Goal NR-2:** To utilize Thomas Creek as a community asset, realizing its value as a resource, a natural environment and an educational study area.

**Policy NR-1:** The City of Scio will cooperate with state and federal agencies which regulate environmental quality and shall adhere to the standards established by these agencies when the city is issuing any permits. This policy is intended to cover discharges and emissions which may impair air, water or land quality or exceed the established standards for noise or other emissions.

**Policy NR-2:** The City will work with state agencies, Linn County and local property owners to create opportunities for public access, view points and open space adjacent to Thomas Creek.

Policy NR-3: The City will encourage the protection of water quality and the enhancement of the riparian area and natural habitats along Thomas Creek. The City will complete an inventory and adopt protection measures for the riparian areas along Thomas Creek and Peters Ditch.

## **WETLANDS**

**Goal NR-3: To ensure identified significant wetlands will continue their functions unimpaired by development activity.**

Policy NR-4: Wetlands identified as significant wetlands in the City of Scio Local Wetlands Inventory Report will be provided with protection from disturbance with protection measures that comply with Statewide Planning Goal 5 and Oregon Administrative Rule 660-division 23.

Policy NR-5: The City of Scio views wetlands as sensitive habitat for fish and wildlife. Development on properties containing wetlands may proceed under a Site Plan Review procedure to provide maximum opportunities to protect any significant wetlands.

Policy NR-6: The City of Scio will notify the Oregon Department of State Lands (DSL) of land development proposals that impact wetlands.

Policy NR-7: Wetland locations in the urban growth area will be given consideration for protection as open space as the city annexes property inside the UGB.

## **FLOOD AND OTHER NATURAL HAZARDS**

**Goal NR-4: To prevent losses as a direct result of natural hazards, by the identification of hazard areas and the control of development in hazard areas.**

Policy NR-8: The City of Scio will utilize the best available information acceptable to the Federal Emergency Management Administration (FEMA) to identify special flood hazard areas.

Policy NR-9: The City of Scio will work with the Federal Emergency Management Administration's Flood Insurance Program and the U.S. Army Corps of Engineers to prevent losses that may be caused by flooding in Thomas Creek and Peters Ditch and to establish standards by which land can safely be developed.

Policy NR-10: The City of Scio will regulate development in areas subject to flooding in accordance with the adopted floodplain maps and the Scio Flood Hazards Ordinance.

## **FISH AND WILDLIFE**

**Goal NR-5: To protect and enhance fish and wildlife habitat.**

Policy NR-11: The City of Scio will consider the vegetation cover along the banks of Thomas Creek as sensitive habitat for fish and wildlife and will cooperate with the State Department of Fish and Wildlife to protect habitat areas.

Policy NR-12: The City of Scio will review all development proposals and land divisions to assure the protection of sensitive habitat areas.

Policy NR-13: The City of Scio will cooperate with local, state and federal agencies which are involved in regulation of development along Thomas Creek.



## **Chapter 6**

# **HISTORIC AND CULTURAL RESOURCES**

### **6.1 Native Americans - Kalapuya Indians**

The Kalapuya Indians were the first inhabitants of the Scio area. The Kalapuya nation was made up of several small groups or bands. The Santiam band inhabited the mid-Willamette Valley east of the Willamette River. The Kalapuya were semi-nomadic hunter-gatherers. During the Spring, Summer and Autumn they lived off a subsistence-based diet, travelling the Willamette Valley harvesting plants and other game. In the winter they lived in permanent settlements along large streams.

The prairie grasslands in the valleys were integral to the daily lives of the hunter-gatherers. Burning the grasslands had many functions. Fire was used to encircle deer, to harvest tarweed, to burn grasslands and kill grasshoppers, to remove duff in oak groves to make acorns more visible, to improve deer and elk habitat, to enhance hazelnut production and to spread camas habitat. The nearby rivers and streams were also important to the Kalapuya people. They used them to travel up and down the valley. Seasonal fish runs of salmon and steelhead provided food. The Indians set up encampments and dried their food along the stream banks.

In addition to encampments, burial sites are also found near local streams. Tribal members believed they were one with the earth and their bodies go back to the earth when they died. Unlike the European culture which had centralized burial cemeteries, the Kalapuya people buried their dead all over the area to give nutrients back to the earth. There have been several instances where Native American burial sites have been found in and around the Scio area. The City of Scio recognizes the importance of protecting these archaeological resources.

In the early 19<sup>th</sup> century, the Native American tribes were decimated by disease brought to the Oregon Territory by trappers, traders and pioneers. By the 1840's, the number of Kalapuya people living in the Willamette Valley had been reduced to fewer than 400 tribe members. Under terms of the 1855 treaty with the Kalapuya tribe, ancestral lands were ceded to the United States and the remaining tribal members were forcibly removed to the Grande Ronde encampment in 1855-1856. Today, the descendants of the Kalapuya Indians are members of the Consolidated Tribes of the Grand Ronde.

### **6.2 Scio's Pioneer Settlement and Early History**

Scio began as a small farming community on Thomas Creek in the 1850's almost 10 years after the first wave of settlers arrived via the Oregon Trail. Elijah McKinney was the original owner of the land that includes the original town site of Scio. In 1855 he sold 128.47 acres to William McKinney and Henry Turner. They built a grist mill in 1856, which provided area farmers a place to grind their grain into flour. McKinney & Turner also platted the "Plan of Scio" in 1856

and the town was born. Scio was named by McKinney's wife Matilda who named it after Scio, Ohio where she came from and it was said that the word Scio means "Peace".

The town grew quickly. Businesses were established to supply the needs of the area farmers and Scio became a marketing center. Its location on Thomas Creek made the town site ideal for commerce as the water was a ready power source for the grist mill and planer mill.

The Scio diversion dam was a concrete and plank dam 148 feet long and 6 feet high. It also had temporary flash boards. The dam was located 8.5 miles above the mouth of Thomas Creek, near the town of Scio. The dam diverted water into a 15 feet wide 3 feet deep canal which provided water to a mill. The dam was provided with a passable, but inefficient, fishway and the diversion was unscreened. The dam was breached in 1952 or 1953 and the diversion became inoperative (Willis et al. 1960; McIntosh et al. 1994).<sup>1</sup> [Chapter 4].

The citizens were very progressive in their endeavors. The City was incorporated in 1866. By 1890, most of the businesses, homes and churches had electricity, powered by the city electric light plant which used the surplus water from the mill to generate electricity. The cool water of the creek was used to run a milk condensery in the early 1900's. The city also had its own water system in 1890, using the surplus water from the mill company. The city erected a 90 foot tall tower with a 1,000 gallon tank to feed the water system by gravity, the tank was filled by pumping the water from the mill race. Streets however, were not graveled until 1916.

In 1900, the City of Scio supported the following businesses: a blacksmith, 2 hotels, 3 general merchandise stores, physician, 2 carpenters, harness maker, milliner, hardware, 2 confectioneries, jeweler, dentist, livery barn, planning mill, flour mill, undertaker, 2 saloons, shoemaker, produce store, drug store, newspaper, creamery, millinery, painter, barber, furniture, and a bank. Scio was also the original home of the Linn County Fair from 1907 to 1920, which was said to have rivaled the Oregon State Fair.

### **6.3 Czech History**

Scio was once home to the largest Czech colony on the Pacific Coast. The first Czechs came in 1896 and were mostly farmers. The gentle landscape was very similar to their old country. They were noted to be hardworking, law abiding, and quick to assimilate into the American culture. The Czechs left a lasting imprint on the City. They built the ZCBJ Lodge Scio, Number 226, which stands on South Main Street along the south bank of Thomas Creek in 1922. They also built numerous houses and businesses in the community.

The history of Scio is chronicled in the book *Scio in the Forks of the Santiam* (1989) by Carol Bates, a long-time Scio resident.

---

<sup>1</sup> *Thomas Creek Watershed Analysis*, Bureau of Land Management (Salem District), Version 1.0, 1996.  
[http://www.blm.gov/or/districts/salem/plans/files/watershed\\_analyses/sdo\\_thomascrk/sdo\\_wa\\_thomascr.pdf](http://www.blm.gov/or/districts/salem/plans/files/watershed_analyses/sdo_thomascrk/sdo_wa_thomascr.pdf), Chapter 4.

## 6.4 Covered Bridges

Scio is known as the “Covered Bridge Capitol of the West” due to the number of wooden covered bridges in the area. Most of the area bridges were built in the 1930’s; the most recently constructed is the Shimanek Bridge 2 miles east of Scio. There were eight (8) covered bridges in 1980 but the number was reduced to five (5) of the old wooden bridges with the relocation of the Weddle Bridge to Sweet Home, the Jordan Bridge to Stayton, and the removal of the Bohemian Hall Bridge prior to 2000.

The five remaining historic bridges are located a few miles from the City:

<u>Bridge (Year Built)</u>	<u>Location</u>	<u>Distance from City</u>
Gilkey (1939)	Gilkey Road	4 miles
Hannah (1936)	Camp Morrison Drive	7 miles
Hoffman (1936)	Hungry Hill Road	5 miles
Larwood (1939)	Fish Hatchery Drive	10 miles
Shimanek (1966)	Richardson Gap Road	3 miles

In 2012, the City leaders wanted to continue the tradition and recognize the importance of covered bridges to the community. A covered walking bridge, named the “Pathway to Knowledge” was constructed spanning Thomas Creek at Beech Street near the Scio Middle School.



“Pathway to Knowledge” footbridge

## 6.5 Historic and Cultural Resources

Statewide Planning Goal 5 requires local governments to consider historic resources as part of the statewide planning process. Historic resources can collectively be considered as buildings, structures, objects, and sites that have local, regional, or national historic significance. Historic resources are the physical remains of the landscape as it evolves over time. For residents of Scio, local historic resources provide the link between past and present providing a sense of social continuity and local identity. Historic resources can also provide an economic benefit to the community by providing a landscape that is attractive and interesting.

In order to comply with Goal 5 requirements it is necessary to identify potential historic resources, evaluate them to determine if they are significant, and identify conflicting uses for those resources evaluated significant. Measures must then be taken to protect significant historic resources from conflicting uses when it is determined that the protection of the resource outweighs the benefit of the conflicting use.

Scio has a rich collection of historic homes, commercial structures and community buildings that date from the mid-1850’s to 1920. There are several sources which inventory these buildings

and identify potential historic resources. The State of Oregon conducted a survey in 1976 and identified six historic resources in Scio during that survey. In 1980, 75 historic resources were indicated on a comprehensive plan background report map, including five of the six resources previously identified resources. Between 1982 and 1984, Linn County conducted a county-wide survey to identify historic resources. Twenty-five potentially historic buildings were identified in Scio; all were included on the 1980 map.

The significance of Scio's historic resources was not evaluated until 1989. Forty-five of resources identified between 1976 and 1984 were determined to be meet Goal 5 criteria as being locally significant and were listed on the Scio Register of Historic Resources. In 1990, one additional resource was added to the register. The Scio historic resources inventory was adopted by the City in 1992 as part of a periodic review update of the Comprehensive Plan.<sup>2</sup>

In 2014, the City updated the Scio Register of Historic Resources to remove structures that have been demolished, removed or destroyed by fire since 1990. The City staff took digital pictures of each remaining structure and added a narrative describing the historic context. As of January 2015 there are 39 locally significant resources listed in the Scio Register of Historic Resources, Table H-1 and Table H-2. The locations of these historic structures are shown on Map H-1.

It is a goal of the city to preserve Scio's historic heritage through the recognition and protection of Scio's historically significant sites, structures, buildings, and objects. The City of Scio considers the architectural style of older residential dwellings and commercial buildings as an important aspect of the character of Scio and shall encourage programs to preserve these structures as long as possible.

Section 5.400 "Historic Alteration and Demolition Review" of the Scio Zoning Ordinance describes procedures for the alteration, maintenance and demolition of structures listed on the Scio Register of Historic Resources. The planning commission reviews and issue permits for the exterior alteration and demolition of resources listed on the register.

---

<sup>2</sup> Ordinance 496, *Scio Comprehensive Plan -- Periodic Review Update*, adopted June 27, 1991. Historic Resources Inventory is included in Appendix C, pp. 21 to 38, and Appendix D, pp. 6 to 11. Acknowledged by LCDC on July 14, 1992.

Table HR-1  
 Scio Register of Historic Resources  
 Scio's Historic Homes



38679 SE Cedar Street  
 David Meyers House  
 (ca. 1875)

Good example of traditional house with some Gothic design elements. Mr. Myers was a local builder. Windows may have been altered if house dates to 1875. However, if house dates several years later, the windows could be original.

Included in the Oregon State Historic Sites Database.



38717 NW Cherry Street  
 Holdridge House  
 (ca. 1870's)

Large Rural Gothic style house. Some alterations. Moved from 38766 NW Cherry Street to present location in 2014.

Included in the Oregon State Historic Sites Database.



38769 NW Alder Street  
 Hoagland House  
 (ca. 1915)

Good example of a Bungalow style house built and owned by a local contractor. Some alterations but generally retains the original elements.



38771 NE Ash Street  
 (ca. 1875)

Rural Gothic Style house. Historical associations unclear since house may have been moved to this location. House has architectural merit.



38787 N Main Street  
 Matthew Gill House  
 (ca. 1890's)

Scio's best example of an Italianate style house. Associated with the Gill Family. Matthew Gill was an early Scio resident who had a blacksmith shop for many years and then in 1889 opened a hardware store. Later he had a general merchandise business.

Included in the Oregon State Historic Sites Database.



Table HR-1  
Scio Register of Historic Resources  
Scio's Historic Homes



38795 N Main Street  
Charles Wesley House  
(ca. 1900)

Architectural merit and association with the Wesley Family, a prominent merchant family and members of the Czechoslovakian community.

Included in the Oregon State Historic Sites Database.



38805 N Main Street  
Morris House  
(ca. 1919)

Good example of a bungalow style house. Built for the widow of J.S. Morris. The Morris Family was prominent in Scio. Mr. J.S. Morris was an early Scio druggist (1860's) and later an orchardist. An earlier Morris House is located on Garden Drive. Mr. Morris along with several others platted the Southern Addition to the town of Scio.



38807 NW Alder Street  
Joe Oupor House  
(ca. 1870's-1880's)

This house may have been portions of two houses placed together. The house has been moved to this location formerly having been located at the southwest corner of 3<sup>rd</sup> and Alder Streets. The front portion of this house appears to be very old having been constructed using boards which were whip or sash sawn. Hand wrought nails are also used to attach the boards to the sill. (The house has a box construction system.) The form and scale of the house are very suggestive of a building that was built for non-residential purposes such as a school house. The first Scio school house was built on 3<sup>rd</sup> Street, across the street from the former Oupor House. Certainly the first school would have been replaced within the first 10-20 years. Possibly the school was moved and converted to a house in the 1870's to 1880's. It would be difficult to substantiate a theory that the front portion of this building was the first Scio school.



38808 N Main Street  
Allison House  
(ca. 1890's)

Eclectic house has architectural merit although there have been some alterations including the addition of dormers to add an extra story. Probably built by the same person who built the Gill House because of similarity of architectural features.

Included in the Oregon State Historic Sites Database.

Table HR-1  
 Scio Register of Historic Resources  
 Scio's Historic Homes



38830 NW Cherry Street  
 McKinney-Cyrus House  
 (ca. 1850's)  
 Altered (ca. 1930's)

Probably Elijah McKinney house. William McKinney, Elijah's son began mill on Thomas Creek with Mr. Turner and platted the town of Scio. Cyrus Family purchased property from Edward Loat in ca. 1883. (House determined to be McKinney house because of architectural elements on the interior which suggest an 1850's or 1860's date of construction.

Included in the Oregon State Historic Sites Database.



38835 N Main Street  
 St. Bernard's Catholic Church  
 (ca. 1911)

Some alterations on the main façade. Retain on inventory because of historical importance and original design is generally intact.

Included in the Oregon State Historic Sites Database.



38840 NE Ash Street  
 Ralph Gill House  
 (ca. 1890's)

One story, pyramidal type house which originally had a single bay entry porch with Victorian architectural elements. Today, the porch is Craftsman style. House may have been built for Ralph Gill and his wife Mae. Ralph Gill was the son of Matthew Gill.



38841 N Main Street (ca. 1905)

Table HR-1  
 Scio Register of Historic Resources  
 Scio's Historic Homes



38845 NE Ash Street  
 Beard House

Rural Gothic style house. History uncertain because the house may have been moved to this location.

Included in the Oregon State Historic Sites Database.



38856 N Main Street  
 Peter H. McDonald House  
 (ca. 1915)

Bungalow – one of the best examples of the Bungalow style in Scio.



38882 N Main Street  
 Thomas Munker House  
 (ca. 1895)

Scio's best example of a Queen Ann style house. Associated with the Munker's Family.

Included in the Oregon State Historic Sites Database.



38888 Highway 226  
 John W. & Mary Richardson  
 House  
 (ca. 1905)

Late Queen Anne style house has architectural merit and is associated with John Wesley Richardson, a very prominent 19<sup>th</sup> century farmer in the Scio area. He had this house build upon his retirement.

Included in the Oregon State Historic Sites Database.



38906 SW 4<sup>th</sup> Avenue  
 Chromy House  
 (ca. 1917)

Dutch Colonial Revival style house – Architectural merit. Very intact.

Built by Wencels J. Chromy who owned the planer mill from 1912-1954, the planer mill was located on Blocks 3 & 5 Wheeler Addition to the City of Scio.

Table HR-1  
 Scio Register of Historic Resources  
 Scio's Historic Homes



38931 Highway 226  
 Curl-Arnold House  
 (ca. 1890)

Italianate style house. Some alterations made in the early part of the 20<sup>th</sup> century.  
 Included in the Oregon State Historic Sites Database.



38945 NW 3<sup>rd</sup> Avenue  
 Dr. Prill Stone Fence  
 (ca. 1900)

Architectural merit and association with Dr. Prill who was a medical doctor in Scio for 60 years. Landscaping, including the stone fence, also important.  
 The house was moved to 38485 Hawthorne Street, Scio in the 1990's.



38947 NW 4<sup>th</sup> Avenue  
 Pentland House  
 (ca. 1880)

Gothic style house with some alterations. House is associated with Robert Pentland who operated the flour mill. Robert Pentland, along with John Stipp, also platted an addition to the town of Scio.  
 Included in the Oregon State Historic Sites Database.



38948 NW 1<sup>st</sup> Avenue  
 A.J. Houston House  
 (ca. 1873)

Mr. Houston was a merchant and important member of the Scio community. First story windows not original but altered many years ago.



38955 NW 2<sup>nd</sup> Avenue  
 Scio Christian Church

Altered. Retain on inventory because of historical importance and because numerous original architectural elements remain.  
 Included in the Oregon State Historic Sites Database.



Table HR-1  
 Scio Register of Historic Resources  
 Scio's Historic Homes



38958 NW 3<sup>rd</sup> Avenue  
 Gaby House  
 (ca. 1870)

Good example of a small, early, vernacular house with some Gothic design elements, most notably the second story lancet shaped windows. House has been moved. Picture window first story west elevation.

Included in the Oregon State Historic Sites Database.



39023 Highway 226  
 (SE 1<sup>st</sup> Avenue)  
 Johnston House  
 (ca. 1906)

Vernacular house of southern derivation. Generally intact on the exterior. Recent window added west elevation.



38967 Highway 226  
 Bilyeu Hotel-Brenner House  
 (ca.1880's)

Rural Gothic style house which may have been an inn operated by A.J. Bilyeu. Property was sold to William Brenner in 1889. Mr. Brenner's daughter told Mrs. Crow that her father built the house so there is some confusion about the use of this building as an inn by the Bilyeus. Some alterations. Most notable is the large picture type window on the main façade. Porch also is no longer flat-roofed. House is prominent because of location on Main Street near the bridge.

Included in the Oregon State Historic Sites Database.



39033 NE 4<sup>th</sup> Avenue

Small early 20<sup>th</sup> century house with Craftsman style elements.



Table HR-1  
 Scio Register of Historic Resources  
 Scio's Historic Homes



39033 NE 1<sup>st</sup> Avenue  
 George Washington Phillips  
 House  
 (ca. 1895)

This house was probably built by George Washington Phillips shortly after he purchased the Scio Mill from Edward Goins in 1894. In 1898, he sold this property to his son George Phillips Jr. George Washington Phillips St. also had considerable stock in the Scio Bank and was on the Board of Directors of the Bank. Mr. Phillips also owned the small railroad that went from Scio to West Scio and was a county commissioner. The house is historically significant for its association with the mill and Mr. Phillips. However, recently, all of the house's original windows were removed and replaced with aluminum sash windows of different sizes.



39038 Highway 226  
 Morrison House  
 (ca. 1910)

Craftsman style house built and occupied by Mr. Morrison. Mr. Morrison, in addition to being a carpenter, opened a hardware store in 1909. He sold the store in 1945. Mr. Morrison was an important businessman in the Scio community. He donated 40 acres of land 12 miles southeast of Scio for Camp Morrison, a boy scout camp.



39046 SE 2<sup>nd</sup> Avenue  
 McKnight House  
 (ca. 1870)

Excellent example of local Gothic style house with some alterations. Most notable feature is lancet shaped window on second story of the main façade.

Included in the Oregon State Historic Sites Database.

Table HR-1  
 Scio Register of Historic Resources  
 Scio's Historic Commercial Buildings



	<p>38731 N Main Street        EC Peery Building</p>		<p>38737 N Main Street        General Store #2</p>
	<p>38741-38747 N Main Street        Scio Post Office</p>		<p>38751 N Main Street        Bank of Scio</p>
<p>Commercial Buildings (1880's, 1890's, 1910's) These buildings are very important to the visual character of Scio. Most of the 19<sup>th</sup> century buildings on the west side of Main street have been torn down. The exteriors of these buildings are generally intact. Façade is probably intact beneath current upper façade of 38737 N Main.</p>			
<p>These are included in the Oregon State Historic Sites Database.</p>			
<p>The E.C. Peery Building is listed on the National Register of Historic Places.</p>			
	<p>38704 S Main Street        ZCJB Hall        (ca. 1922)</p>	<p>Very intact wooden fraternal building dating to the first quarter of the 20<sup>th</sup> century. Building is associated with the Czech emigration in the Scio area in the late 19<sup>th</sup> Century. Visually the location of this building next to the bridge over Thomas Creek and in close proximity to the wooden Knights of Pythias Building is very important to the character of Scio.</p>	
	<p>38718-38720 N Main Street        Knights of Pythias Building        (ca. 1900)</p>	<p>Excellent example of turn-of-the century, wooden fraternal/commercial building. This building and the ZCJB Hall on the south side of Thomas Creek are very important visually to Scio.</p> <p>Included in the Oregon State Historic Sites Database.</p>	

Table HR-1  
 Scio Register of Historic Resources  
 Scio's Historic Commercial Buildings



38986 NE 1<sup>st</sup> Avenue  
 Gristmill  
 (ca. 1936)

Built by the Densmore family after a fire destroyed previous mill in 1928. This mill is not in the location of the original and previous mills which were located further to the east on NE 1<sup>st</sup> Avenue along the Mill Race

Included in the Oregon State Historic Sites Database.



39004 NE 1<sup>st</sup> Avenue  
 West Scio Railroad Depot  
 (ca. 1890)

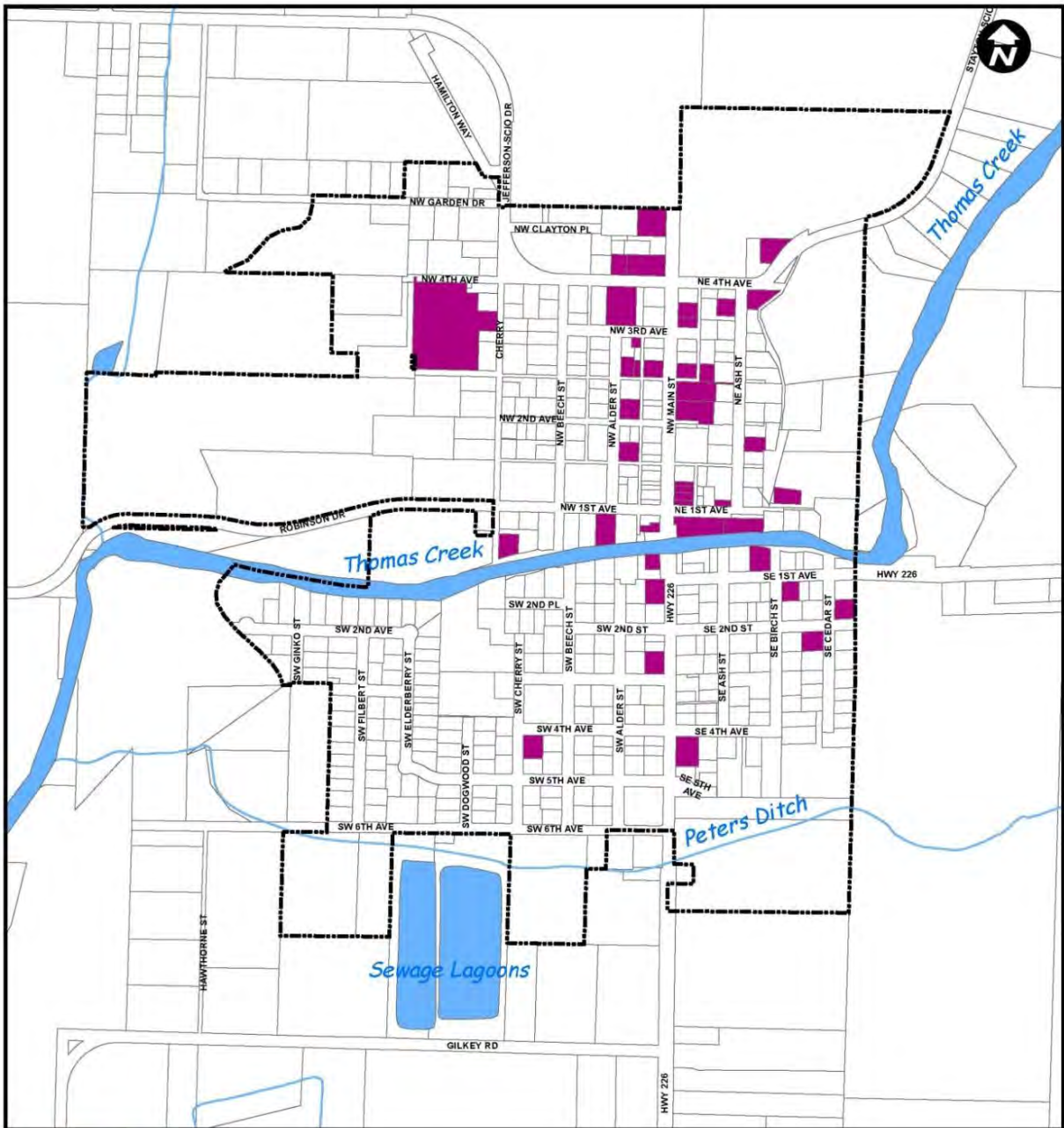
Moved to this location from West Scio and currently serving as a museum. Although not historically located in Scio, the building is important from an architectural and historical perspective and should be placed on the Scio inventory.



Mill Race

The Scio Mill Race has great historical significance to Scio. The mill race ran the Scio mill for many years in the 19<sup>th</sup> and early 20<sup>th</sup> centuries. The development of Scio is directly linked to the availability of water power. Additionally, a mill has always been important to the economy of Scio. However, the mill race has recently been filled in with brush and is therefore no longer intact for most of its length. Several features near the outlet to Thomas Creek, including a brick wall, remain. Scio Planning Commission determined to place less altered portion of the mill race south of First Street on the Scio Register of Historic Resources.

# Map HR-1 Scio's Historical Property Locations



City of Scio

Map Revised 11/01/2014.  
Data Provided by the City  
of Scio and Linn County.

## Historical Properties



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the suitability of the information.

### Legend

- City Limits
- Rivers and Streams
- Historical Properties
- Taxlots



Table HR-2  
**Scio's Register of Historic Resources**

	<b>Property Address</b>	<b>Historical Name &amp; Date</b>	<b>Tax Lot</b>
1	38679 SE Cedar Street	David Meyers House (ca. 1875)*	10S01W18AD01000
2	38704 S Main Street	ZCJB Hall (ca. 1922)	10S01W18AD02700
3	38717 NW Cherry Street	Holdridge House (ca. 1870's)	10S01W18AC00106
4	38718-38720 N Main Street	Knights of Pythias Building (ca. 1900)*	10S01W18AA04300
5	38731 N Main Street	EC Peery Building*^	10S01W18AA04000
6	38737 N Main Street	General Store #2'*	10S01W18AA03901
7	38741-38747 N Main Street	Scio Post Office*	10S01W18AA03900
8	38751 N Main Street	Bank of Scio*	10S01W18AA03800
9	38769 NW Alder Street	Hoagland House (ca. 1915)	10S01W18AA07200
10	38771 NE Ash Street	(ca. 1875)	10S01W18AA00610
11	38787 N Main Street	Matthew Gill house (ca. 1890's)*	10S01W18AA03300
12	38795 N Main Street	Charles Wesley House (ca. 1900)*	10S01W18AA03200
13	38805 N Main Street	Morris House (ca. 1919)	10S01W18AA03100
14	38807 NW Alder Street	Oupor House	10S01W18AA06700
15	38808 N Main Street	Allison House (ca. 1890's)*	10S01W18AA05800
16	38830 NW Cherry Street	McKinney-Cyrus House (ca. 1850's)*	10S01W18AB04400
17	38835 N Main Street	St. Bernard's Catholic Church (ca. 1911)*	10S01W18AA02900
18	38840 NE Ash Street	Ralph Gill House (ca. 1890's)	10S01W18AA02500
19	38841 N Main Street	(ca. 1905)	10S01W18AA02801
20	38845 NE Ash Street	Beard House*	10S01W18AA00200
21	38856 N Main Street	Peter H. McDonald House (ca. 1911)	10S01W07DD00500
22	38882 N Main Street	Thomas Munker house (ca. 1895)*	10S01W07DD00300
23	38888 Highway 226	John W. & Mary Richardson House (ca.1905)*	10S01W18AD07100
24	38906 SW 4 <sup>th</sup> Avenue	Chromy House (ca. 1917)	10S01W18AC01100
25	38931 Highway 226	William Arnold House (ca. 1890)*	10S01W18AD03000
26	38945 NW 3 <sup>rd</sup> Avenue	Dr. Prill Stone Fence (ca. 1900)	10S01W18AD04903
27	38947 NW 4 <sup>th</sup> Avenue	Pentland house (ca. 1880)*	10S01W18AA06202
28	38948 NW 1 <sup>st</sup> Avenue	A.J. Houston house (ca. 1873)	10S01W07DD00600
29	38955 NW 2 <sup>nd</sup> Avenue	Scio Christian Church*	10S01W18AA07800
30	38958 NW 3 <sup>rd</sup> Avenue	Gaby house (ca. 1870)*	10S01W18AA06900
31	38967 Highway 226	Bilyeu Hotel – Brenner House (ca.1880's)*	10S01W18AA06300
32	38986 NE 1 <sup>st</sup> Avenue	Gristmill (ca. 1936)*	10S01W18AA01008
33	39004 NE 1 <sup>st</sup> Avenue	West Scio Railroad Depot (ca. 1890)	10S01W18AA01007
34	39004 NE 1 <sup>st</sup> Avenue	Mill Race	10S01W18AA01007
35	39023 Highway 226 (SE 1 <sup>st</sup> Avenue)	Johnston House (ca. 1906)	10S01W18AD00400
36	39033 NE 1 <sup>st</sup> Avenue	George Washington Phillips House (ca. 1895)	10S01W17 00705
37	39033 NE 4 <sup>th</sup> Avenue	(ca. 1937)	10S01W07DD01100
38	39038 Highway 226 (SE 1 <sup>st</sup> Avenue)	Morrison House (ca. 1910)	10S01W18AD01400
39	39046 SE 2 <sup>nd</sup> Avenue	McKnight House (ca. 1870) *	10S01W18AD05700

\* SHPO – Oregon Historic Site Record Database

^ National Historic Register of Historic Places



# GOALS AND POLICIES

## FOR HISTORIC & CULTURAL RESOURCES

### STATEWIDE PLANNING GOALS

**GOAL 5 – NATURAL RESOURCES, SCENIC AND HISTORIC AREAS, AND OPEN SPACES:**  
To protect natural resources and conserve scenic and historic areas and open spaces.

### CITY OF SCIO GOALS AND POLICIES

**Goal HR-1:** To expand community and regional awareness of Scio’s Historic contributions to the settling of Linn County and the State of Oregon.

**Goal HR-2:** To preserve Scio’s historic heritage through the recognition and protection of Scio’s historically significant sites, structures, buildings and objects.

**Policy HR-1:** The City of Scio considers the architectural style of the older residential dwellings and commercial buildings as an important aspect of the character of Scio and shall encourage programs to preserve and renovate these structures.

**Policy HR-2:** The Scio Register of Historic Resources is the official list of locally significant historic resources which warrant preservation. The Scio Register of Historic Resources is an appendix to the Scio Comprehensive Plan.

**Policy HR-3:** The City of Scio Planning Commission will serve as the historic resources committee to inventory all historical sites, structures and objects within the city and planning area.

Development of historic resource inventories is a continuing process and other resources may be listed on the inventory as data on these resources is collected and the significance of the resources is evaluated in accordance with Statewide Planning Goal 5 and Oregon Administrative Rule 660-division 16.

**Policy HR-4:** Significant historic resources shall be protected. The City of Scio will review any application for demolition or exterior alteration of a significant historic building or resource by using review procedures and criteria established in the zoning ordinance.

**Policy HR-5:** The City of Scio will encourage property owners with structures or sites eligible for nomination to the National Register of Historical Places to pursue such nominations.

**Policy HR-6:** The City of Scio will cooperate with land owners who wish to protect historic structures, trees, objects and sites which they own.

**Policy HR-7:** The covered bridges in Linn County are important historical, cultural and economic resources. Shimanek Bridge is located along the eastern boundary of the Scio Planning Area. The City strongly supports Linn County’s actions to preserve and retain all of the County’s covered bridges.

Exhibit "C"

**Scio Buildable Lands Analysis – 2015 Update**

The Scio Buildable Lands Analysis dated February 2015, attached hereto, is adopted as a technical amendment to the Scio Comprehensive Plan.



# Scio Buildable Lands Analysis

**February 2015 Update**

Prepared for the City of Scio  
By

Ryan Taylor  
Resource Assistance for  
Rural Environments (RARE)  
1209 University of Oregon  
Eugene, OR, 97403-1209

David W. Kinney  
Community Development Consultant  
Planning Consultant for the City  
791 E. Hollister St.  
Stayton, OR 97383

## **ACKNOWLEDGMENTS**

The Scio Buildable Lands Analysis was prepared by Ryan Taylor in 2010 through a partnership between City of Scio and Resource Assistance for Rural Environments (RARE), an AmeriCorps program administered by the University of Oregon Community Service Center. Mr. Taylor was a RARE participant, with a Master's degree in Urban Planning, who worked for the City of Scio as a planning assistant for one year in 2009-2010. The preparation and completion of the Scio Buildable Lands Analysis was Mr. Taylor's significant work achievement for the City of Scio.

The buildable lands analysis was updated in 2015 by the City of Scio's Planning Consultant David W. Kinney. The Scio Buildable Lands Analysis was adopted by Scio Ordinance 600 on April 13, 2015 as a technical amendment to the Scio Comprehensive Plan.

The City of Scio extends special appreciation to Scott Valentine and Steve Barnett with the Linn County Geographic Information Systems Department for compiling the 2014 land use data for inclusion in this report and for the preparation of the updated maps.

The author gratefully acknowledges the participation of the City of Scio and the following key participants

### **Contributors**

Ginger Griffith, City Manager, City of Scio  
Cathy Martin, Administrative Assistant and Planning Secretary, City of Scio  
David W Kinney, Community Development Consultant, City of Scio Planning Consultant  
Ed Moore, AICP, Department of Land Conservation and Development  
Linn County Geographic Information Systems (GIS) staff  
Linn County Assessor's Office staff  
Lane Council of Governments (LCOG)  
SWCA Environmental Consultants

### **Scio Planning Commission (2014 and 2015)**

Cliff Wooten - Chair  
Wolfgang Borchard  
Beau Buganski  
Nicole Buganski  
Garrett Carter  
Mike Ennis  
Ron Loewen  
Linda Minten  
Rebecca Renninger

### **RARE Program, University of Oregon Community Service Center**

Megan Smith, Program Director  
Amie Collins, Field Coordinator

## Table of Contents

<b>1.</b>	<b>Executive Summary.....</b>	<b>1</b>
<b>2.</b>	<b>Background on the City of Scio and Historic Population Growth .....</b>	<b>3</b>
<b>3.</b>	<b>Population Forecast .....</b>	<b>4</b>
<b>4.</b>	<b>Buildable Lands Analysis Methodology .....</b>	<b>6</b>
<b>5.</b>	<b>Available Land .....</b>	<b>11</b>
	5.1 Gross Land Area and Developed Land by Zoning District.....	11
	5.2 Constrained Land.....	11
<b>6.</b>	<b>Vacant, Infill, and Redevelopable Land .....</b>	<b>15</b>
	6.1 Vacant Land .....	15
	6.2 Infill Land .....	17
	6.3 Redevelopable Land .....	19
	6.4 Gross Buildable Land .....	21
<b>7.</b>	<b>Analysis of Buildable Lands .....</b>	<b>23</b>
	7.1 Gross Buildable Land .....	23
	7.2 Public Set-aside .....	23
	7.3 Net Buildable Land.....	24
<b>8.</b>	<b>Residential Land .....</b>	<b>25</b>
	8.1 Existing House Stock.....	25
	8.2 Housing Mix .....	26
	8.3 Assumed Densities.....	27
	8.4 Residential Land Need .....	29
<b>9.</b>	<b>Scio Area Economy.....</b>	<b>31</b>
	9.1 Employment Characteristics .....	31
	9.2 Unemployment .....	33
	9.3 Ten-Year (2012-2022)Employment Forecast for Linn County .....	34
	9.4 Economic Growth Opportunities .....	35
<b>10.</b>	<b>Employment Land Need .....</b>	<b>38</b>
	10.1 Employment Lands .....	38
	10.2 Commercial Land Need.....	38
	10.3 Industrial Land Need.....	41
	10.4 Public Land Need .....	44
<b>11.</b>	<b>Summary of Buildable Land Needs versus Supply .....</b>	<b>47</b>
	11.1 Residential .....	47
	11.2 Commercial.....	47
	11.3 Industrial.....	48
	11.4 Public .....	48



# City of Scio

## Buildable Lands Analysis Update

February 2015

### 1. Executive Summary

The *City of Scio Buildable Lands Analysis* reviews population and land use needs for the City of Scio and its urban growth boundary area for the 20-year planning period from 2015 to 2035. It provides detailed information on existing land uses and constraints which will restrict development on certain parcels. It also analyzes future land use needs and estimates the number of buildable acres that are necessary to meet projected residential, commercial, industrial and public land needs.

Oregon Revised Statutes (ORS) 197.296 establishes the standards and criteria cities must use to inventory and analyze buildable residential lands. Although Scio's population is under 25,000 people and the City is not required to prepare a buildable lands analysis at this time, the City concluded an updated buildable lands analysis was needed to plan for future development and should be completed as an element of the *2015 Scio Comprehensive Plan Update – Part 1*.

Each city in Oregon must demonstrate that the City has a 20-year supply of available land that can be developed for residential, commercial, industrial, and public uses. This update satisfies ORS 197.296 3(a) and (b), and Oregon Administrative Rules requirements. The City finds this 2015 update of the *City of Scio Buildable Lands Analysis* complies with Oregon Administrative Rules OAR 660.008.0010 (Analysis of needed housing mix and densities), OAR 660.009.0015 (Analysis of economic opportunities and employment lands), OAR 660.024.0030 (Population Forecasting), OAR 660-024-0040 (Analysis of Land Need) and 660.024.0050 (Evaluating the adequacy of the current UGB). It also complies with the State of Oregon's Planning Goal #2: Land Use Planning and provides valuable land use data to guide future land use decisions within the Scio UGB.

The 2013 Oregon Population Report (Oregon Population Research Center, Portland State University) certified Scio's July 1, 2013 population at 830 persons.

The City estimates Scio's population will grow from 830 residents in 2013 to a forecast population of 1,052 people in the year 2035, an increase of 222 residents. The population forecast assumes Scio will maintain its proportionate share (0.70%) of Linn County's population as the community grows. The City's population forecast methodology is included in Section 3 of this report and in Chapter 3 of the *2015 Scio Comprehensive Plan Update*.

The City assumes the future household size will remain the same as the household size found in Scio in the 2010 Census. Based on 2.74 persons per household Scio will need to add 72 dwelling units to accommodate the projected population growth by the year 2035.

Table BLA-1 shows there are 66 acres of net buildable residential land available inside the Scio Urban Growth Boundary (UGB). The City estimates it will need almost 15 acres to provide

land for construction of the needed dwelling units during the 20 year planning period from 2015 to 2035. This leaves the City with a surplus of 51 acres of land inside the UGB designated for residential uses. Therefore, the City of Scio concludes it has adequate residential land available to house an additional 222 residents by the year 2035.

Table BLA-1  
**Comparison of Land Need and Land Supply through 2035**

Zoning Designation	NET Buildable Land Available in 2014 (Acres)	Buildable Land Needed 2015-2035 (Acres)	Deficit or Surplus of Acres
Residential	66.18	14.71	51.47
Commercial	0.98	2.02	-1.04
Industrial	4.86	4.10	0.76
Public Land Set-aside (25%)	24.01	24.01	0
<b>Total Acreage</b>	<b>96.03</b>	<b>44.84</b>	<b>51.19</b>

In 2015, the City has less than one acre of buildable commercial land. The City estimates it will need two acres of buildable commercial land by the year 2035. Available commercial land exists in the North Main Street and Hwy 226 commercial corridor that runs through the center of the community. In addition to the two acres of identified buildable land, there are 7.90 acres of commercially zoned land that is in residential use. This land may be converted to commercial use by either using the existing homes for commercial businesses or by demolishing the existing homes and redeveloping the sites for commercial uses. The City concludes it has an adequate supply of buildable commercial land to meet projected needs.

Scio currently has 4.86 acres of buildable industrial land. The City estimates it will need 4.10 acres of buildable industrial land by the year 2035. Available industrial land is found at the south end of the UGB adjacent to Hwy 226. Table BLA-1 shows the City has an adequate supply of industrial land to meet projected needs.

This analysis assumes 24 acres, 25% of available buildable land, will be provided for future public uses. The Scio School District has a sufficient supply of land for expansion of the school’s educational facilities at the existing school sites. The Scio Rural Fire District constructed a new main fire station and central office in 2012 and has land available for construction of a nearby training and storage facility. The City of Scio may need land for a city hall facility near the end of the planning period. The community has a need to add up to 13 acres of park land in addition to property for right-of-way and utilities within new development.

These forecasts will aid the City in developing policies and goals to attract the desired commercial and industrial businesses, plan for the range of housing types that are most needed and provide sufficient land for schools, parks and public facilities.

## 2. Background on the City of Scio and Historic Population Growth

The City of Scio is a small agricultural community situated in the eastern Willamette Valley. Located 15 miles east of Albany and 8 miles south of Stayton, the city was incorporated in 1866. The Scio area is a productive agricultural region. Small farms and forest lands have supported the local economy throughout the last century. The Scio School District is the city’s largest employer. Local schools and the historic downtown area serve as the hub of the community.

Scio has served as a community center for the surrounding area in east-central Linn County since the late 1800’s. The downtown businesses, schools, fraternal organizations and churches serve rural and city residents. Scio’s population remained stable in the early half of the 20th Century; it fluctuated up and down between 250 and 350 residents. Growth in the late 1930’s and 1940’s increased the City’s population to 448 people by 1950. The population hovered around 450 from 1950 to 1970.

Scio’s population growth since 1970 has been steady and reflects similar growth in Linn County and the Willamette Valley for the four decades from 1970 to 2010. The development of the Thomas Creek Estates subdivision fueled a small growth spurt in the 2000’s.

City of Scio Average Annual Growth Rates	
1980 to 2013	1.10%
2000 to 2013	1.38%

With the onset of the Great Recession, few building permits were issued from 2008 through 2010. Housing starts picked up in 2011. From 2011 through 2014, the City issued eleven permits for construction of new single family dwellings, most within the Thomas Creek Estates subdivision. Table BLA - 2 – “Population History” summarizes population growth of Scio from 1970 to the present. The City’s average annual growth rate was consistently above 1% per year from 1970 to 2010.

Table BLA-2  
City of Scio Population History

Year	Scio Population Actual	% Change
1970	447	–
1980	579	29.5 %
1990	623	7.6%
2000	695	11.6%
2010 Census	838	20.6 %
2014 (PSU)	830	-1.20%

Source: 1970 to 2014 populations - US Census, Portland State University PRC

The Population Research Center at Portland State University estimates annual population increases from building permits and annexation information provided by each city. The 2010 Census showed actual population was 838 and the 2014 certified population estimate was down slightly to 830 residents.

### 3. Population Forecast

The state requires each county to establish a population forecast for the entire county and to coordinate this forecast with the local governments within its boundary.<sup>1</sup>

The most recent Linn County population projections, that included Linn County's small cities, was adopted by Linn County in 1999.<sup>2</sup> The 1999 forecast projected population to the year 2020. Since Linn County's population forecast does not cover the entire 20-year planning period, a city is allowed to use an alternate population forecast.<sup>3</sup> Therefore Scio used an alternative population forecast for the plan period as provided for in statute. The City followed the safe harbor provisions of OAR 660-024-0030 (4)(b)(C).

The coordinated population forecast for Linn County was updated by the State of Oregon Office of Economic Analysis (OEA) in March 2013.<sup>4</sup> In order to estimate the City's population in the year 2035, the City has used OEA's March 2013 long-term population forecast for Linn County and Portland State University's 2013 certified population estimates to estimate Scio's population during the 20-year planning period.

The City of Scio's population of 838 people at the time of 2010 Census was 0.72% of Linn County's overall population of 116,840 people. The city's share of the county population has dropped slightly since 2010. The City's 2013 certified population estimate of 830 people was 0.70% of Linn County's 2013 population estimate of 118,865 people.

The City assumes Scio will maintain its proportional share (0.70%) of the Linn County population throughout the 20-year planning period. The City extrapolates that Scio's population will grow by 222 persons (26%) from 830 people in 2013 to a population of 1,052 in 2035 at the end of the 20-year planning period.<sup>5</sup> The City's population forecast is summarized in Table BLA-3 – "Forecast Population Growth".

---

<sup>1</sup> ORS 195.025 and ORS 195.036.

<sup>2</sup> Linn County Board Order No 99-325, June 23, 1999

<sup>3</sup> ORS 195.034(2). The City may continue to utilize this provision of ORS 195.034 and 195.036 that were in effect prior to the adoption of amendments to ORS 195 until a county-wide population forecast is completed by the Center for Population Research as required by ORS 195.033.

<sup>4</sup> [Office of Economic Analysis Demographic Forecast](#), March 28, 2013 Long Term County Forecast

<sup>5</sup> OAR 600-024-0030 (4) A city and county may apply one of the safe harbors in subsections (a), (b), or (c) of this section, if applicable, in order to develop and adopt a population forecast for an urban area: . . .

(b) A city and county may adopt a 20-year forecast for an urban area consistent with this section. The forecast is deemed to comply with applicable goals and laws regarding population forecasts for purposes of the current UGB evaluation or amendment provided the forecast:

(A) Is adopted by the city and county in accordance with the notice, procedures and requirements described in section (1) of this rule;

(B) Is based on OEA's population forecast for the county for a 20-year period commencing on the date determined under OAR 660-024-0040(2); and

(C) Is developed by assuming that the urban area's share of the forecasted county population determined in subsection (B) of this rule will be the same as the urban area's current share of county population based on the most recent certified population estimates from Portland State University and the most recent data for the urban area published by the U.S. Census Bureau.

Scio’s population is estimated to increase from 830 people in 2013 to 1052 people in 2035 at the end of the 20-year planning period at an average annual growth rate of 1.09% per year.

Table BLA-3  
**Forecast Population Growth from 2015 to 2050  
 For Linn County and the City of Scio**

Year	Linn County Forecast			City of Scio Forecast @ 0.70 of Linn County Population Forecast		
	Amount	Change	% Change	Amount	Change	% Change
<b>Actual Population</b>						
2010 Census	116,840			838		0.72%
2013 PSU Est.	116,865			830		0.70%
<b>Forecast Population</b>						
2015	121,142	4,302	3.68%	847	17	1.11%
2020	128,454	7,312	6.04%	898	51	6.04%
2025	136,224	7,770	6.05%	953	55	6.05%
2030	143,673	7,449	5.47%	1005	52	5.47%
2035	150,395	6,722	4.68%	1052	47	4.68%
2040	156,505	6,110	4.06%	1095	43	4.06%
2045	162,360	5,854	3.74%	1136	41	3.74%
2050	168,189	5,830	3.59%	1176	40	3.59%

Sources: State of Oregon, Office of Economic Analysis, March 2013 Linn County Forecast, PSU Certified Population estimates for 2013 and City of Scio projections at 0.70% of Linn County’s total population.

In 2013 the Oregon legislature passed a law delegating responsibility for preparing population forecasts to PSU’s Population Research Center. Each county-wide population forecast will have a 50-year time horizon. The population forecasts will be updated every four years and the county-wide population forecast will be coordinated with each incorporated city. Linn County and Benton County are in the third group of counties to be scheduled to have the coordinated population forecast updated. PSU’s Center for Population Research has scheduled the forecast for completion in 2016-2017.<sup>6</sup>

<sup>6</sup> ORS 195.033 and OAR 600-032



## 4. Buildable Lands Analysis Methodology

The City of Scio and the Linn County GIS staff inventoried all parcels within the UGB using a combination of Linn County property classification, comprehensive plan designations and zoning. The inventory enabled the city to identify which parcels were fully developed and which parcels were vacant or had potential for redevelopment and/or infill. Aerial photography and site visits were used by city staff to verify that the data contained in the county property assessment records was accurate and up-to-date. In a few instances the county data was updated to reflect recent changes to the property use. The data collection technique, buildable land types, and classification methodology are described below.

- **Gross Land Area**

The City utilized the Linn County Geographic Information Systems (GIS) database to calculate the total of all public and private parcels within the UGB by zoning district. Public roads, right-of-way and Thomas Creek are not included in the total acreage in each zone.

- **Developed Land**

Using the Linn County GIS database, the total acreage for all developed land was calculated. Inside the city limits, parcels were assigned using the City's current zoning categories: Single Family Residential, Multi-Family Residential, Commercial, Industrial and Public.

Since this Buildable Lands Analysis explores development within the entire UGB, the City inventoried parcels outside the city limits and inside the UGB using plan designation and zoning categories for Linn County. Properties in the UGB were assigned to Linn County's Urban Growth Area Rural Residential (UGA-RR), Limited Industrial (UGA-LI), and Urban Growth Area – Urban Growth Management (UGA-UGM-10) zones.

The developed land inventory includes all fully improved parcels and the developed portions of larger parcels. Vacant areas of partially developed residential parcels larger than ½ acre were identified as potential infill lots.

- **Constrained Land**

Statewide Planning Goal 9 “Economic Development” and Statewide Planning Goal 10 – “Housing” allow cities to remove constrained lands from the City's buildable lands inventory.

OAR 660-008-005 establishes parameters for the identification of constrained lands in residential zones. Land is generally considered “suitable and available” for development unless the property is constrained by a significant natural hazard or geographic feature. Constrained lands may include properties located in a 100-year flood plain, floodway, wetlands, riparian corridors along rivers and streams, steep slopes, greenbelts and properties committed to public use.<sup>7</sup>

---

<sup>7</sup> OAR 660.008.005 (2) “Buildable Land” means residentially designated land within the urban growth boundary, including both vacant and developed land likely to be redeveloped, that is suitable, available and necessary for

In Scio, the City identified the following constrained lands:

1. Locally significant wetlands
2. Steep slopes
3. Thomas Creek and Peters Ditch channels

Locally Significant Wetlands: In 2010, SWCA, an environmental planning consultant, in partnership with the Lane Council of Governments, conducted a local wetlands inventory of Scio and delineated the boundaries of significant local wetlands. The locally significant wetlands encompass 16.22 acres of land within the study area, with approximately 13 acres inside the Scio UGB. The Local Wetland Inventory Report for the City of Scio, Linn County, Oregon was adopted by the City and approved by the Oregon Division of State Lands on December 16, 2011.<sup>8</sup>

Steep Slopes: Land with steep slopes was inventoried. The Linn County GIS staff utilized GIS spatial modeling and contour shape files to identify parcels with slopes of 25% or more in all zones. Steep slopes are confined to the banks of Thomas Creek and Peters Ditch.

Thomas Creek and Peters Ditch: Thomas Creek and Peters Ditch have a 100-year flood plain, but no designated floodways. In 2010 Scio adopted Ordinance 579 identifying the Area of Special Flood Hazard identified by the Federal Emergency Management Agency in its Flood Insurance Study (FIS) for Linn County<sup>9</sup>, dated September 29, 2010, with accompanying Flood Insurance Rate Maps (FIRM). The flood protection regulations permit development in the 100-year flood plain if the base floor elevation of the structure is two feet above the base flood elevation.<sup>10</sup> The Thomas Creek channel and Peters Ditch channel, including the channel slopes to bank full stage, were identified as constrained land because development is precluded.

---

residential uses. Publicly owned land is generally not considered available for residential uses. Land is generally considered “suitable and available” unless it:

- (a) Is severely constrained by natural hazards as determined under Statewide Planning Goal 7;
- (b) Is subject to natural resource protection measures determined under state Planning Goals 5, 15, 16, 17, or 18;
- (c) Has slopes of 25 percent or greater;
- (d) Is within the 100-year flood plain; or
- (e) Cannot be provided with public facilities.

<sup>8</sup> Local Wetland Inventory Report for the City of Scio, Linn County, Oregon prepared for the Lane Council of Governments and the City of Scio by SWCA Environmental Consultants, Inc., December 2011, SWCA Project 16272. The wetlands study was approved by the Oregon Department of State Lands, December 16, 2011. The City of Scio has adopted and approved wetlands protection measures as part of the Scio Zoning Ordinance. DLCDCity of Scio PAPA file #002-13.

<sup>9</sup> Flood Insurance Study for Linn County and Incorporated Areas dated September 29, 2010, Federal Emergency Management Agency, Flood Insurance Study Number 41043CV001.A., City of Scio, Oregon – Community Number 410143. Adopted by the City of Scio, Ordinance No. 579, September 2010. DLCDCity of Scio PAPA file #003-10.

<sup>10</sup> 100-Year Flood Plain and Riparian Area along Thomas Creek: In 2010 when the first draft of the buildable lands analysis was prepared, a riparian setback of 50 feet from a line delineating the bank full stage of the Thomas Creek was used to identify non-buildable areas along the creek. This 50’ wide area included all of the streambed plus additional land in the 100-year flood plain. The 50’ distance was considered a “safe harbor” in accordance with Goal 5, OAR 660-023. In 2009, Thomas Creek had a mean CFS discharge of 414 cfs. As of February 2015 the City of Scio has not prepared or adopted a riparian inventory or protection measures that meet Goal 5 requirements. Therefore, the 50’ riparian area is excluded from the final buildable lands calculations. Once a detailed riparian inventory is completed, the City will adopt it, modify the constrained land map showing the riparian corridor and adopt appropriate protection measures.

The balance of the 100-year flood plain is considered available for development. Vacant, redevelopable and infill parcels within the 100-year flood plain are identified as buildable land.

Parcels impacted by steep slopes, locally significant wetlands and Thomas Creek are mapped showing them as constrained land. These constrained areas are not buildable.

- **Available Land for Development**

Land available for development was measured by subtracting developed land from the gross land area. Available land for development includes vacant, infill, and redevelopable. These classifications are considered mutually exclusive from each other.

- **Vacant Land**

The Linn County GIS staff inventoried vacant land within the UGB using Linn County Tax Assessor data in the Linn County GIS database. The maps and data were verified using 2014 aerial photography, 2014 Linn County Assessor's office data, 2014 building permit data and a visual review of the shape files by the City's planning consultant and the Linn County GIS staff. Vacant lands are parcels that are entirely unimproved or those that lack permanent occupied dwellings.

Vacant Residential Lands: Under Scio's zoning code, the R-1 single family zone has a minimum lot size of 8,000 square feet or 10,000 square feet if the parcel is located in the special flood hazard area. The R-2 multi-family zone has the same minimum lot sizes as the R-1 zone for single family homes and duplexes and a minimum lot size of 3,000 square feet per dwelling unit for multi-family dwellings, with a minimum lot size of 10,000 square feet if the parcel is located in the special flood hazard area.

For this analysis, vacant lots larger than 10,000 sq. ft. (in the Special Flood Hazard Zone), 8,000 sq. ft (outside the Special Flood Hazard Zone), and lots of record were entered into a parcel database as unimproved and buildable.

Vacant Employment Lands: For this analysis vacant commercial land includes all vacant parcels with no permanent dwellings. Vacant industrial land means a lot or parcel: (a) Equal to or larger than one half-acre not currently containing permanent buildings or improvements; or (b) Equal to or larger than five acres where less than one half-acre is occupied by permanent buildings or improvements.

- **Infill Land**

Lots were considered potential infill development if they met the minimum lot size criteria to be developable after the acreage of existing housing was subtracted from the total parcel acreage. Infill lots are those that currently contain a primary structure, but the lot is large enough in size and shape to be partitioned or subdivided into lots meeting the minimum size and shape requirements in the Scio Zoning Ordinance. Parcels with a parcel size of less than ½ acre (21,780 sf) and an existing dwelling were considered to be fully developed as described in OAR 660-024-0050 (2)(a).

For a residential lot 0.5 acres or larger, GIS maps were used to demarcate improvements on a lot, verify the improved parcel area was at least 10,000 square feet in size and the structures met the minimum setbacks from the building to the edge of the property. The remaining unimproved portion of the lot was defined as a shape file. If the remaining vacant area was larger than 10,000 square feet, met the minimum lot size, lot width and the City's street frontage requirements the area was considered for potential infill development.

Photo 1. Example of Potential Infill Land



For example, Photo 1 shows Parcel 10S01W18AB 00400. This parcel has a total of 28,750 square feet. The existing dwelling and outbuildings occupy a total of 18,250 sq. feet, leaving 10,500 sq. feet of unimproved land. The unimproved portion also has street frontage from SE 5<sup>th</sup> Avenue. Because the potential new lot meets the minimum lot size and street frontage requirements, the City included this vacant portion of the parcel as potential infill land.

- **Redevelopable Land**

Properties that were fully improved with building improvements (homes, manufactured homes, commercial or industrial buildings) were considered to be eligible for redevelopment if the value of the structures was low. If the Real Market Value (RMV) of all of the existing structures (improvements) on the parcel was less than 1/3 of the RMV of the land, then the parcel was identified as redevelopable.

If a property had a RMV of \$15,000 for all improvements and the land had a RMV of \$50,000, then the improvements are valued at 30% of the land.

Improvement Value	\$ 15,000
Land Value (RMV)	\$ 50,000

Ratio of Improvement Value to Land Value	30%
--	-----

The \$15,000 value meets the threshold of 1/3 improvement value to land value ratio. Each property that fit this criterion was evaluated. Allowances were made when the low value ratio was caused by a large-size property. These parcels were deleted from the potential redevelopment listings. The 2014 Real Market Values for the parcels were obtained from the Linn County Assessor's records.



## 5. Available Land

### 5.1 Gross Land Area and Developed Land by Zoning District

The Scio UGB includes 337 acres of land. Scio has 169.58 acres of developed land and another 52.16 acres of land that is not zoned including Thomas Creek, street right-of-way and a few miscellaneous un-zoned parcel fragments. Table BLA-4 provides a summary of the gross acres inside the Scio UGB and the amount of developed land in each land use zone.

Table BLA-4  
Available Land by Zoning District

Zoning District	Gross Acreage	Developed Acreage	Available Land
Inside Scio City Limits			
Single Family Residential	128.94	70.06	58.88
Multi-Family Residential	12.65	5.61	7.04
Commercial	17.16	15.39	1.77
Industrial	17.07	5.69	11.38
Public	42.29	42.29	0
Subtotal inside City	218.11	139.04	79.07
In UGB Area			
Rural Residential	2.51	2.21	0.30
Urban Growth Mgt Area	44.91	10.60	34.31
Limited Industrial	3.39	1.66	1.73
Urban Growth Mgt Area (Public)	16.07	16.07	0
Subtotal in UGB Area	66.88	30.54	36.34
<b>Total Acreage in Zoning Districts</b>	<b>284.99</b>	<b>169.58</b>	<b>115.41</b>
Area Not Zoned (Thomas Creek, ROW and Other)	52.16		
<b>Total Acreage in UGB</b>	<b>337.15</b>		

Available land is the amount of land that is potentially available for future development inside the Scio UGB after the 169.58 acres of developed land and 52.16 acres of land area not zoned is subtracted from the 337 acres of the UGB. Table BLA-4 shows there are 115.41 acres of land available for development.

The available land total includes vacant parcels, lots with potential for infill and constrained land that is unbuildable. In order to determine the amount of buildable land, the City must subtract the unbuildable areas (constrained land), subtract the acreage needed for public purposes and add back in low value properties that have potential to be redeveloped.

### 5.2 Constrained Land

There are 36.58 acres of constrained land inside the Scio UGB. This total is generated from shape files created using information in Linn County's GIS database. Constrained land includes the Thomas Creek and Peters Ditch channels, steep slopes exceeding 25% slope, or locally significant wetlands listed in the [Scio Local Wetlands Inventory](#). Some properties have areas

constrained by more than one constraint. In those instances, a hierarchy was established, in the following order: waterway channel, steep slopes, and wetlands.

There are 17.20 acres of constrained land found on developed and unzoned land. The 17.20 acres of constrained land that are on developed or unzoned properties are already committed to an urban use. In order to calculate buildable land, the City needs to know how much constrained land there is on land that can be developed in the future. Using Linn County's GIS data, the City identified the total amount of constrained land by zoning district for the available vacant, infill and redevelopable land.

Table BLA-5  
**All Constrained Land by Type inside the Scio UGB**

Constrained Land Type	Acres
Thomas Creek and Peters Ditch	19.36
Steep Slopes	3.91
Wetlands	13.31
<b>Total Constrained Land</b>	<b>36.58</b>

Constrained Land Location	Acres
On Developed Land	17.20
On Available Land	19.38
<b>Total Constrained Land</b>	<b>36.58</b>

Tables BLA-6 and BLA-7 show the total acreage of land in Scio that are constrained by land type and zoning districts/plan designation areas.

Table BLA-6  
**Constrained Land by Zoning District  
 on Available  
 Vacant, Infill and Redevelopable Lands**

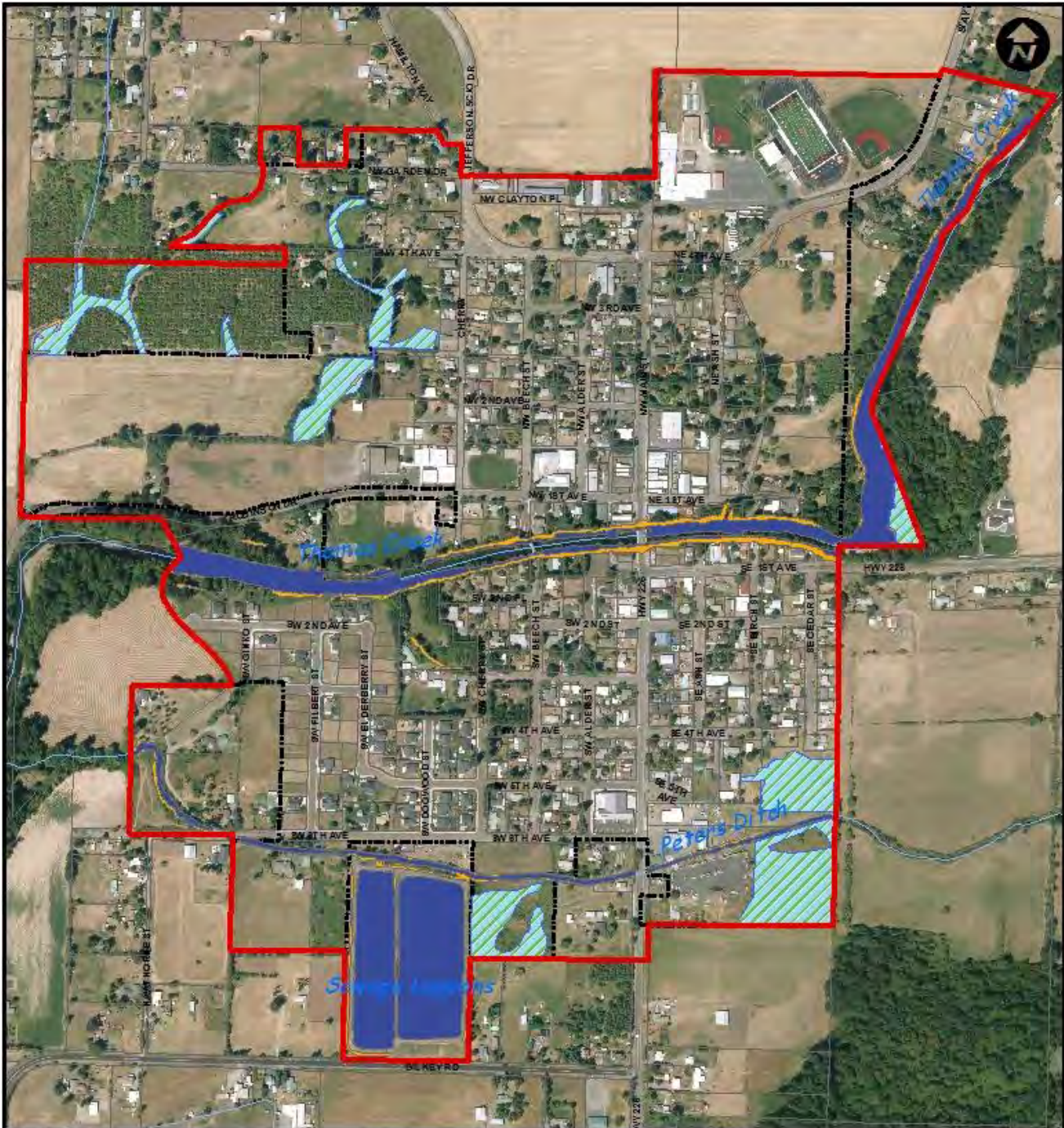
Constrained Land Type	Acres
Single Family Residential	6.26
Multi-Family Residential	.01
Rural Residential	.00
Urban Growth Mgt Area	6.02
Commercial	.46
Industrial	6.55
Limited Industrial	.08
Public	0.00
<b>Total Constrained Land</b>	<b>19.38</b>

Table BLA-7  
**Constrained Land by Plan Designation and Zoning District**

<b>Zoning / Plan Designation</b>	<b>Vacant</b>	<b>Infill</b>	<b>Redevelopable</b>	<b>Total Constrained Land</b>
Residential	7.01	0.80	4.48	12.29
Commercial	0.08	0.38	0	0.46
Industrial	2.26	0	4.37	6.63
<b>Total Acres</b>	<b>9.35</b>	<b>1.18</b>	<b>8.85</b>	<b>19.38</b>

Tables in Section 6 of this analysis subtract the constrained land from the available vacant, infill and redevelopable land in order to identify the amount of buildable land in each zoning district. The location and classification of constrained lands are shown in Map BLA-1.

# Map BLA-1 – Constrained Land



City of Scio

Map data sources: Linn County and the City of Scio, February 2015.

## Constrained Lands



This product is for informational purposes only and may not have been prepared for or be suitable for legal engineering or surveying purposes. Users of this information should verify or consult the primary data and information sources to ascertain the suitability of the information.

### Legend

Water	City Limits
Steep Slopes	Taxlots
Wetlands	Ugb



## 6. Vacant, Infill and Redevelopable Land

This buildable lands analysis identifies the quantity of land (categorized by zoning district) that is available for development within the Scio UGB. The City considers vacant, infill and redevelopable land as being available for development. The City must ensure there is a sufficient amount of available buildable acres in the market to allow for needed housing and business development over the 20-year planning period.

The following sections provide tables and maps of the vacant, infill, and redevelopable land by zoning district within the UGB.

### 6.1 Vacant Land

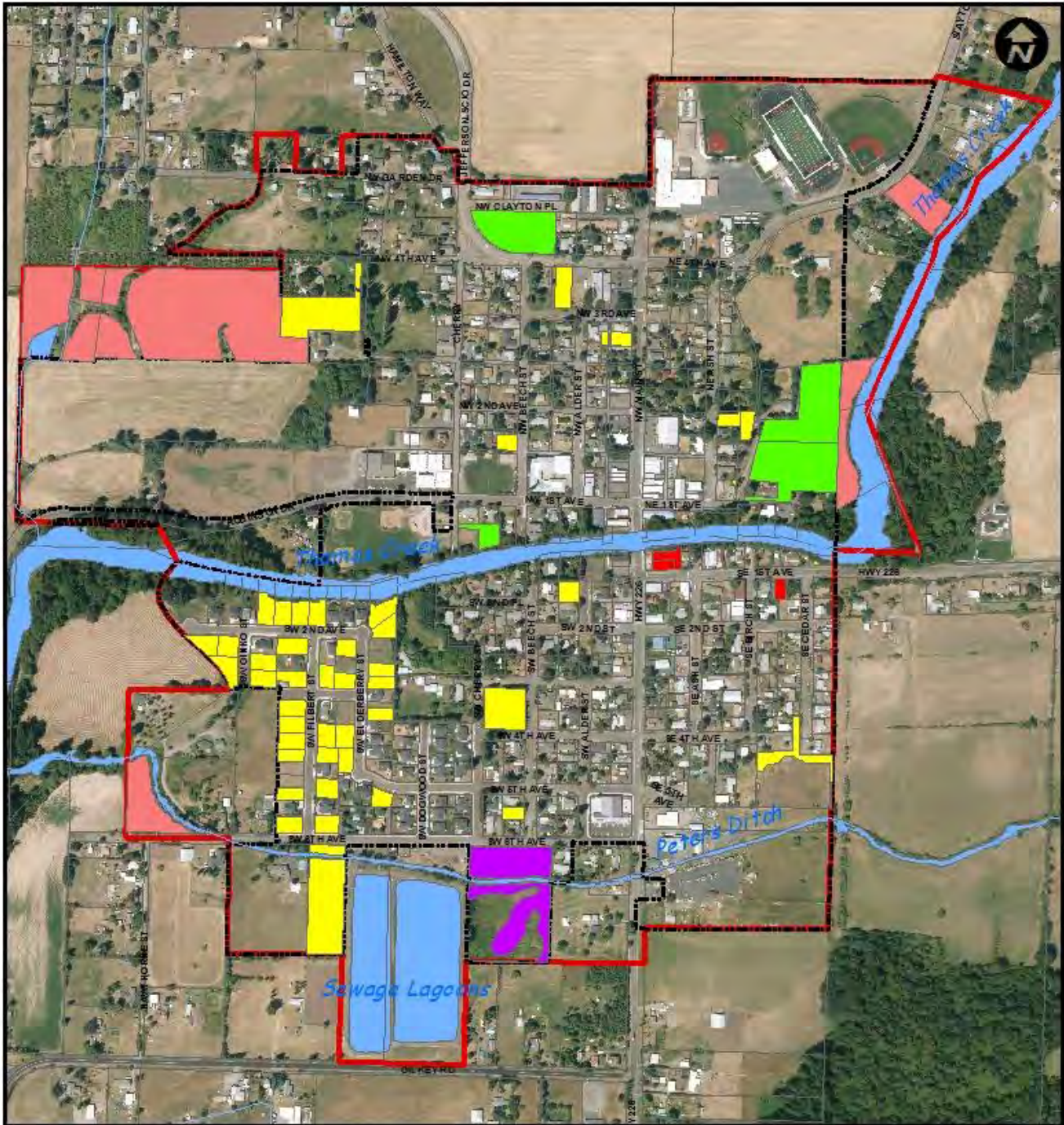
Vacant land includes all property where there are no permanent structures or improvements. It also includes legal lots of record and very small parcels contiguous to another vacant parcel if they can be combined to create a lot with a size equal to or larger than 10,000 sq. ft. in the Single Family Residential (R-1) zone or in the Multi-Family Residential (R-2) zone. Map BLA-2 - "Vacant Land" illustrates the location of all developable vacant land in the Scio UGB. Table BLA-8 summarizes the vacant buildable land by zoning district.

Table BLA-8  
Vacant Land by Zoning District

Zoning / Plan Designation	Vacant Land	Constrained Land	Vacant Buildable
Single Family Residential	16.70	2.94	13.76
Multi-Family Residential	6.49	0.00	6.49
Rural Residential	0	0	0
Urban Growth Mgt Area	19.20	4.07	15.13
<b>Total Residential Lands</b>	<b>42.39</b>	<b>7.01</b>	<b>35.38</b>
Commercial	.51	.08	.43
Industrial	5.10	2.26	2.84
Limited Industrial	0	0	0
Public	0	0	0
<b>Total Employment Lands</b>	<b>5.61</b>	<b>2.34</b>	<b>3.27</b>
<b>Total Acres</b>	<b>48.00</b>	<b>9.35</b>	<b>38.65</b>



# Map BLA-2 – Vacant Land



City of Scio

Map data sources: Linn County and the City of Scio, February 2015.

## Vacant Land



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the suitability of the information.

### Legend

- |   |                    |
|---|--------------------|
| <span style="color: red;">■</span> Commercial                   | City Limits        |
| <span style="color: purple;">■</span> Light Industrial          | Ugb                |
| <span style="color: yellow;">■</span> Single Family Residential | Taxlots            |
| <span style="color: green;">■</span> Multi-Family Residential   | Rivers and Streams |
| <span style="color: blue;">■</span> UGA-UGM-10 ac. min.         |                    |

## 6.2 Infill Land

Land available for infill development, shown in Table BLA-9, is defined as property that meets the size requirements to allow for additional development on the lot. Most parcels under a half-acre were not included in this category. Under OAR 660-024-0050 (2)(a) the City considers residentially zoned parcels under ½ acre in size containing a dwelling unit to be fully developed. Partially developed residentially zoned parcels larger than ½ acre in size were identified as potential infill lots. For employment lands, infill areas may include undeveloped portions of existing commercial and industrial parcels. Several industrial parcels in Scio are over ½ acre in size with a majority of site undeveloped land. No commercial properties had any potential infill areas. Infill Lots were plotted to avoid overlapping with constrained land. Table BLA-9 shows there were 51.49 acres of potential infill land inside the Scio UGB in 2014.

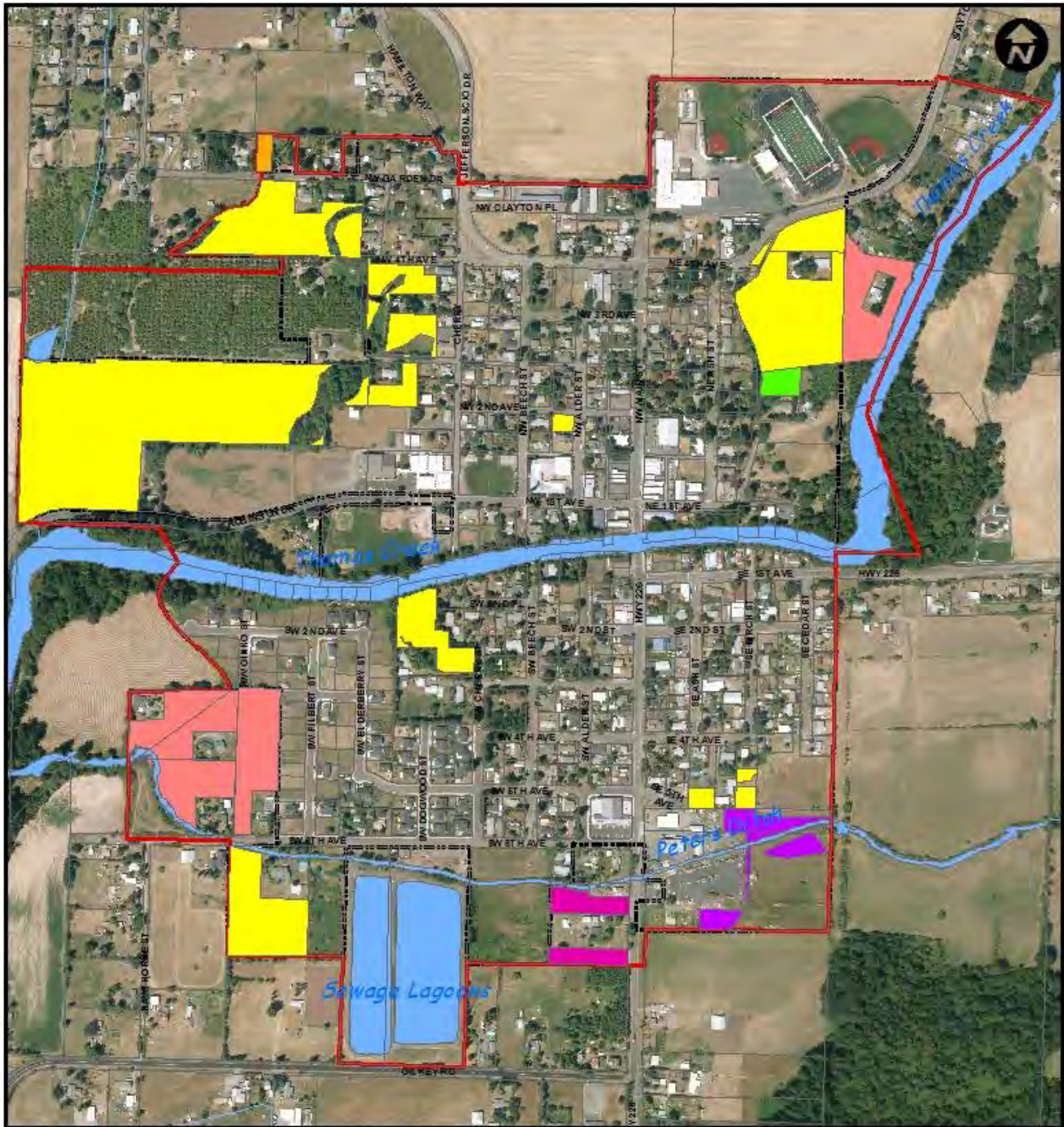
Map BLA-3 – “Potential Infill Land” shows the location of large potential infill parcels in the Scio UGB.

Table BLA-9  
Infill Land by Zoning District

Zoning / Plan Designation	Infill Land	Constrained Land	Infill Buildable
Single Family Residential	40.23	3.32	36.91
Multi-Family Residential	0.55	.01	0.54
Rural Residential	0.30	0	0.30
Urban Growth Mgt Area	11.25	1.15	10.10
<b>Total Residential Lands</b>	<b>52.33</b>	<b>4.48</b>	<b>47.85</b>
Commercial	0	0	0
Industrial	6.28	4.29	1.99
Limited Industrial	1.73	.08	1.65
Public	0	0	0
<b>Total Employment Lands</b>	<b>8.01</b>	<b>4.37</b>	<b>3.64</b>
<b>Total Acres</b>	<b>60.34</b>	<b>8.85</b>	<b>51.49</b>



# Map BLA-3 – Potential Infill Land



City of Scio

Map data sources: Linn County and the City of Scio, February 2015.

## Potential Infill Land



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the suitability of the information.

### Legend

- |                             |                    |
|-----------------------------|--------------------|
| Light Industrial            | Ugb                |
| Single Family Residential   | Rivers and Streams |
| Multi-Family Residential    | City Limits        |
| UGA-Limited Industrial      | Taxlots            |
| UGA-Rural Res. 2.5 ac. min. |                    |
| UGA-UGM-10 ac. min.         |                    |

### 6.3 Redevelopable Land

Redevelopable land is defined as property that has improvements, but the RMV of all built structures is less than 1/3 of the Real Market Land Value. A developer could demolish the improvements and then rebuild on the parcel to make more efficient or valuable use of the property. Table BLA-10 shows there were 5.89 acres of redevelopable land inside the Scio UGB in 2014.

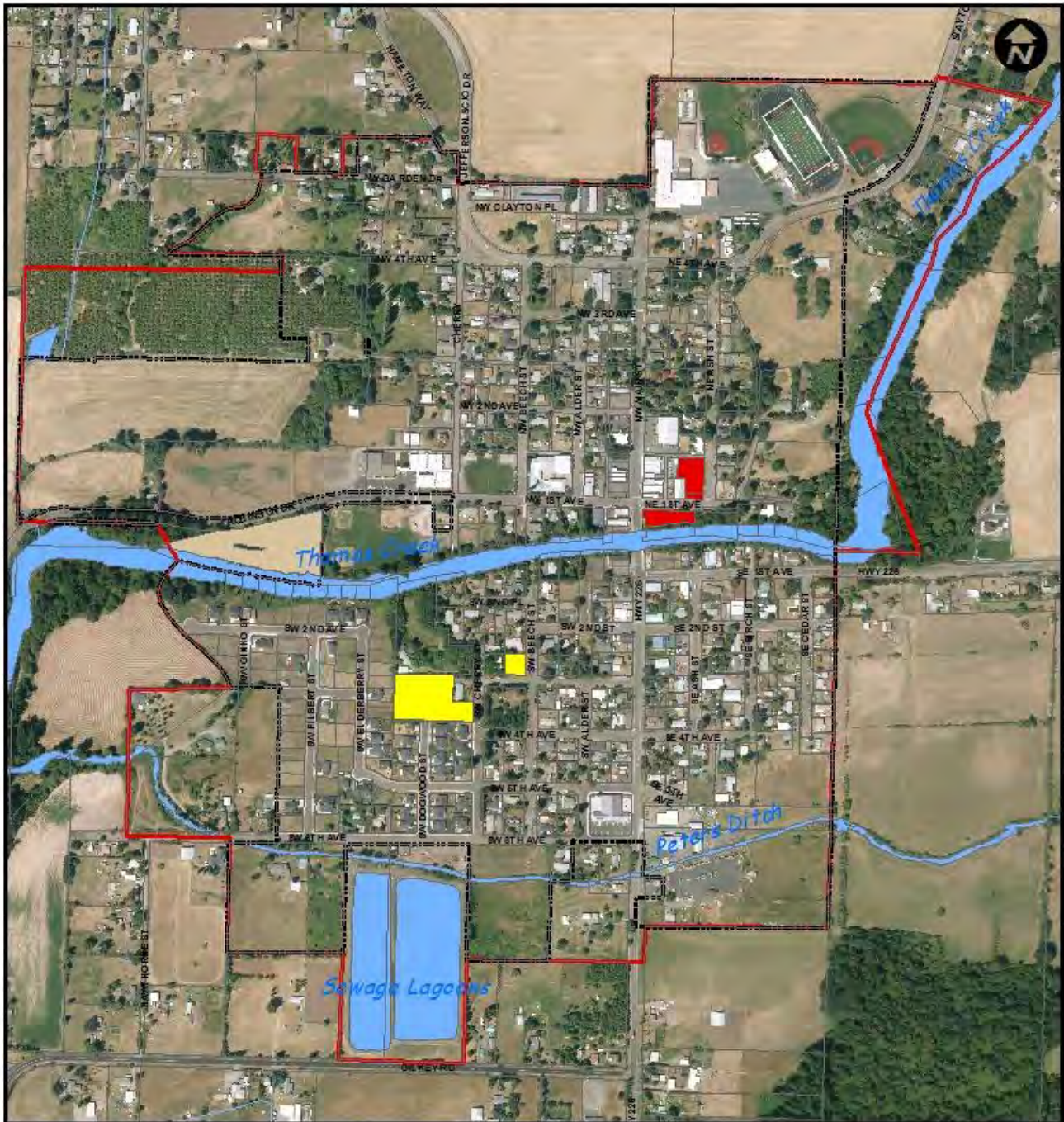
Map BLA-4 - "Potential Redevelopable Land" shows the parcels in Scio that fit the criteria.

Table BLA-10  
**Redevelopable Land by Zoning District**

Zoning / Plan Designation	Redevelopable Land	Constrained Land	Redevelopable Buildable
Single Family Residential	1.95	0	1.95
Multi-Family Residential	0	0	0
Rural Residential	0		0
Urban Growth Mgt Area	3.86	0.80	3.06
<b>Total Residential Lands</b>	<b>5.81</b>	<b>0.80</b>	<b>5.01</b>
Commercial	1.26	.38	.88
Industrial	0	0	0
Limited Industrial	0	0	0
Public	0	0	0
<b>Total Employment Lands</b>	<b>1.26</b>	<b>0.38</b>	<b>0.88</b>
<b>Total Acres</b>	<b>7.07</b>	<b>1.18</b>	<b>5.89</b>



# Map BLA-4 – Potential Redevelopable Land



City of Scio

Map data sources: Linn County and the City of Scio, February 2015.

## Potential Redevelopable Land



This product is for informational purposes only and may not have been prepared for or be suitable for legal engineering or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the suitability of the information.

### Legend

- Commercial
- Single Family Residential
- UGA-UGM-10 ac. min.
- City Limits
- Ugb
- Taxlots
- Rivers and Streams



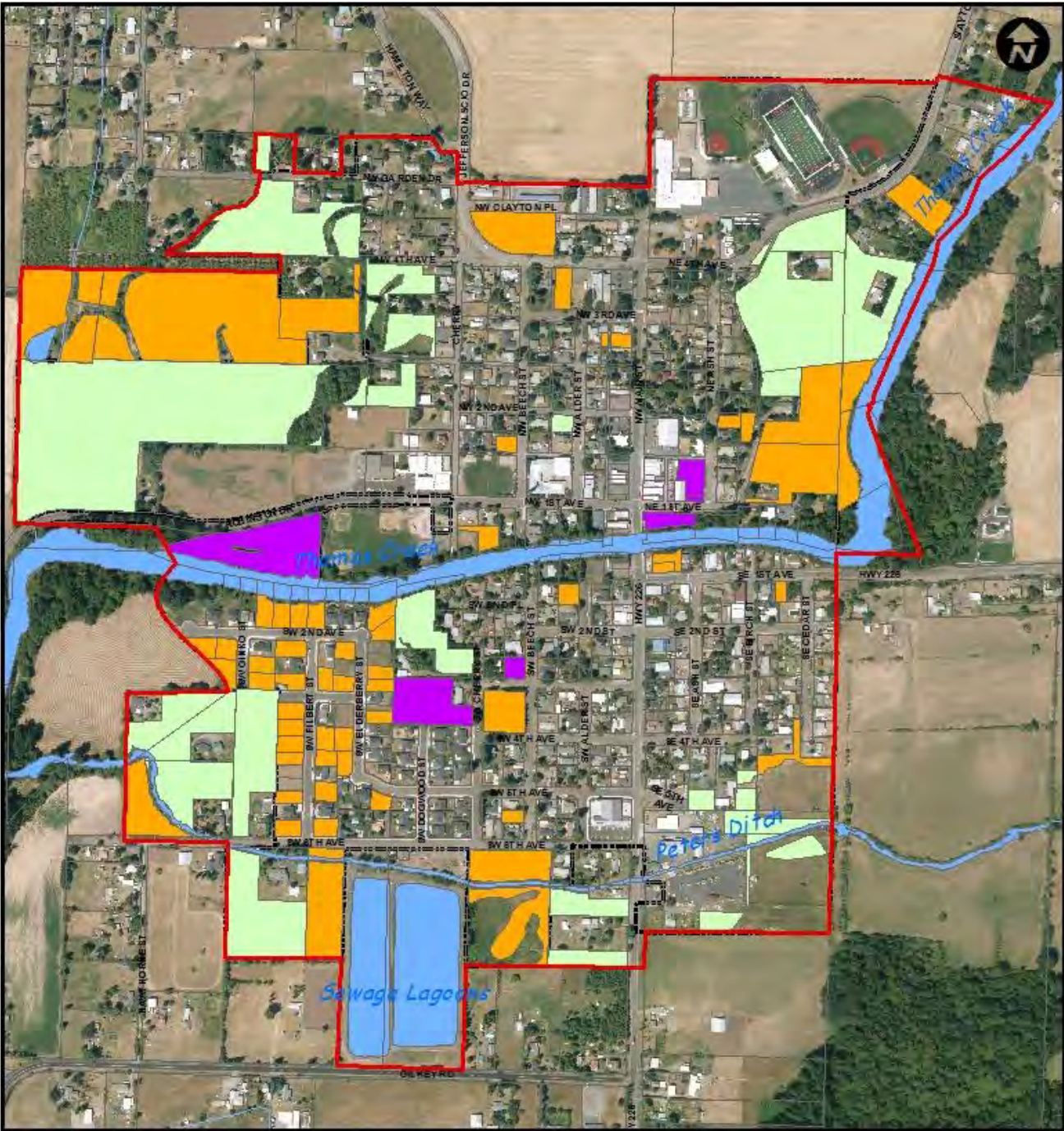
## 6.4 Gross Buildable Land

The sum of all the vacant, infill, and redevelopable land, also known as Gross Buildable Land, is the total of the individual parcels categorized by zoning district. These totals have removed constrained portions of a parcel that may be undevelopable due to the various constraints. Table BLA-11 shows a summary of the Gross Buildable Lands inside the Scio UGB. These parcels are shown on Map BLA-5 – “Available Buildable Land”.

Table BLA-11  
Gross Buildable Land by Zoning District / Plan Designation

Zoning / Plan Designation	Vacant Land (Acres)	Infill Land (Acres)	Redevelopable Land (Acres)	Gross Buildable Land (Acres)
Single Family Residential	13.76	36.91	1.95	52.62
Multi-Family Residential	6.49	0.54	0	7.03
Rural Residential	0	0.30	0	0.30
Urban Growth Mgt Area	15.13	10.10	3.06	28.29
<b>Total Residential Lands</b>	<b>35.38</b>	<b>47.85</b>	<b>5.01</b>	<b>88.24</b>
Commercial	0.43	0	0.88	1.31
Industrial	2.84	1.99	0	4.83
Limited Industrial	0	1.65	0	1.65
Public	0	0	0	0
<b>Total Employment Lands</b>	<b>3.27</b>	<b>3.64</b>	<b>0.88</b>	<b>7.79</b>
<b>Total Acres</b>	<b>38.65</b>	<b>51.49</b>	<b>5.89</b>	<b>96.03</b>

# Map BLA-5 – Available Buildable Land



City of Scio

Map data sources: Linn County and the City of Scio, February 2015.

## Available Buildable Land



This product is for informational purposes only and may not have been prepared for or be suitable for legal engineering, or surveying purposes. Users of this information should verify or consult the primary data and information sources to ascertain the suitability of the information.

### Legend

- Vacant
- Redevelopable
- Infill
- City Limits
- Ugb
- Taxlots
- Rivers and Streams

## 7. Analysis of Buildable Lands

### 7.1 Gross Buildable Land

The number of gross buildable acres are also derived by subtracting already developed acreage and constrained land from the gross land area totals in each zone, as shown in Table BLA-12.

Table BLA-12  
Gross Buildable Land by Zoning District / Plan Designation

Zoning / Plan Designation	Gross Land Area	Developed Land	Constrained Land on Vacant, Infill & Redevelopable	Gross Buildable Land (Acres)
Single Family Residential	128.94	70.06	6.26	52.62
Multi-Family Residential	12.65	5.61	0.01	7.03
Rural Residential	2.51	2.21	0	0.30
Urban Growth Mgt Area	44.91	10.60	6.02	28.29
<b>Total Residential Lands</b>	<b>189.01</b>	<b>88.48</b>	<b>12.29</b>	<b>88.24</b>
Commercial	17.16	15.39	0.46	1.31
Industrial	17.07	5.69	6.55	4.83
Limited Industrial	3.39	1.66	0.08	1.65
Public	58.36	58.36	0	0
<b>Total Employment Lands</b>	<b>95.98</b>	<b>81.10</b>	<b>7.09</b>	<b>7.79</b>
<b>Total Acres</b>	<b>284.99</b>	<b>169.58</b>	<b>19.38</b>	<b>96.03</b>

### 7.2 Public Set-Aside Land

The City of Scio contains a total of 96 acres of gross buildable land. The Scio Subdivision Ordinance requires new development to provide land for needed public uses and facilities. A developer must dedicate land to the public for required streets, parks, schools, public utilities and private utilities. Under Section 9.080 of the subdivision code, the city is restricted from requiring a subdivision to set aside more than 40% of the land for public uses. Depending on the size of the development and its location, some parcels might need to have more land set-aside for public uses than others.

For the purposes of this Buildable Lands Analysis, the City deems it appropriate to set aside 25% of the gross buildable acres for public use. This follows Safe Harbor methodology of OAR 660.024.0050, which states *“a local government may estimate that the 20-year land needs for streets and roads, parks and school facilities will together require an additional amount of land equal to 25 percent of the net buildable acres...”*

These public set-aside lands are not considered buildable because they will be needed for future public uses and will not be used for residential, commercial, or industrial use. The City will subtract the 25% public set-aside from the Gross Buildable Acres in order to arrive at an amount of land, referred to as *“NET Buildable Acres”*.

### 7.3 Net Buildable Land

The total “NET” buildable acres within the Scio UGB are calculated by subtracting the amount of land that will be needed for future public uses from the gross buildable acres. NET buildable land in each zoning district is summarized in Table BLA-13.

Table BLA-13  
**NET Buildable Land by Zoning District / Plan Designation**

Zoning / Plan Designation	Gross Buildable Acres	25% Public Need Set-Aside	NET Buildable Land
Single Family Residential	52.62	13.16	39.47
Multi-Family Residential	7.03	1.76	5.27
Rural Residential	0.30	.08	0.22
Urban Growth Mgt Area	28.29	7.06	21.22
<b>Total Residential Lands</b>	<b>88.24</b>	<b>22.06</b>	<b>66.18</b>
Commercial	1.31	.33	0.98
Industrial	4.83	1.21	3.62
Limited Industrial	1.65	0.41	1.24
<b>Total Employment Lands</b>	<b>7.79</b>	<b>1.95</b>	<b>5.84</b>
<b>Total Acres</b>	<b>96.03</b>	<b>24.01</b>	<b>72.02</b>

The 96 acres of gross buildable land inside the Scio UGB provide land for needed public facilities and parks while still leaving 72 acres of net buildable land for future residential, commercial and industrial uses.

The 72 acres of NET buildable land includes land that is vacant, redevelopable, or potential infill and is not subject to geographical constraints or needed for public purposes. The location of the available buildable land is shown on Map BLA-5 – “Available Buildable Land”.



## 8. Residential Land

### 8.1 Existing Housing Stock

In 2010, the city staff conducted a count of all housing stock within the Scio UGB. There were 344 housing units, divided into stick-built single family dwellings, manufactured/mobile homes, duplexes, and apartments.<sup>11</sup> The total housing unit mix is shown in Table BLA-14 and the locations of the housing units are shown on Map BLA-6 – “Housing Stock”. Single Family Residential and Manufactured Homes are both considered Single Family Dwellings, while Duplexes and Apartments are considered multi-family dwellings. In 2010 Scio’s residential housing mix was 88% low density and 12% medium density.

Table BLA-14  
Housing Stock in the Scio UGB

Housing Type	Total Units	Percent of Total Units
<b>TOTAL</b>	<b>344</b>	<b>100%</b>
Single Family Residential	235	68%
Manufactured/Mobile Home	66	19%
<b>SFR &amp; MH Total</b>	<b>301</b>	<b>88%</b>
Duplex	12	3%
Apartments	31	9%
<b>Multi-Family Total</b>	<b>43</b>	<b>12%</b>

Housing needs were calculated using the forecast population for 2035, the average household size in the 2010 Census and the overall 2010 vacancy rate in Linn County. This data is shown in Table BLA-15.

Table BLA-15  
Housing Needs Forecast to 2035

Dwelling Unit Forecast (2013 to 2035)	
2035 Population Forecast	1,052
Average Household Size	2.74
2035 Total Needed Housing Units (occupied)	384
2035 Vacant units @ 7.4%	31
2035 Total Housing Units	416
Existing Housing Units in the Scio UGB <sup>12</sup>	344
<b>2035 Future Need -- # of Dwelling Units</b>	<b>72</b>

<sup>11</sup> The City conducted its inventory in March 2010. The 2010 Census identified 324 housing units inside the City of Scio. In 2014, the city verified there were 20 housing units outside the City limits inside the UGB.

<sup>12</sup> The 2010 Census shows 324 housing units inside the City of Scio with 306 occupied and 18 vacant (5.6%). The City has used the 2010 Scio UGB housing stock count to calculate the number of needed dwelling units.



The 2010 Census showed the average household size in Scio was 2.74 persons per occupied housing unit. This rate was higher than the Linn County average household size of 2.55 persons per household. Scio’s 5.6% vacancy rate was lower than the 2010 Linn County vacancy rate of 7.4%. As permitted by OAR 660-024-0040 (8)(e) the City has used the Linn County vacancy rate to calculate the number of needed housing units.

In 2009, Portland State University Center for Population Research (CPR) prepared a population study for Marion County and its incorporated cities.<sup>13</sup> No similar population research report has been completed for Linn County and its cities. The CPR study concluded household size will remain constant in Marion County’s small cities over the next 20 years.<sup>14</sup> When looking at the Marion County communities (Stayton and Jefferson) closest to Scio, the PSU study also estimates their household sizes will remain constant.

The City assumes the number of persons per household in the City of Scio during the 20-year planning period through the year 2035 will remain the same as reported in the 2010 Census. Based on the forecast population, an additional 72 housing units will be needed in Scio by the year 2035.

The forecast population growth of 222 persons between 2013 and 2035 can be accommodated by an additional 72 housing units. This allows for an average household size of 2.74 persons and a vacancy rate of 7.4%.

## 8.2 Housing Mix

From 1990 to 2014, the housing mix of new construction in Scio was 58% single-family dwellings, 42% manufactured homes and no multi-family structures. Table BLA-16 shows the housing mix for structures built from 1990 through 2014.

Table BLA-16  
Recent Housing Mix by Housing Type (1990-2014)

Housing Type	Total Units	% of Total Units
Stick-built, Single Family Detached	48	58%
Manufactured Home	35	42%
Duplex	0	0%
Apartments	0	0%
<b>Total</b>	<b>83</b>	<b>100%</b>

Using the safe harbor approach allowed in OAR 660-024-0040 (8)(i) for the future housing mix, the City has estimated a housing mix of 73% single family homes and 27% multi-family dwelling units for the 20 year planning period from 2015 to 2035, as shown in Table BLA-17.

<sup>13</sup> PSU’s “Population Forecasts for Marion County, its Cities and Unincorporated Areas 2010-2030, Revision 1”, September 2009, by the Population Research Center, College of Urban and Public Affairs, Portland State University page 20. Appendix 3, page 66 – Jefferson and page 71 – Stayton estimates the persons per household will remain constant from 2010 to 2030 at 3.04 pph (Jefferson) and 2.74 pph (Stayton).

<sup>14</sup> Ibid., page 29. Housing occupancy rates and persons per household numbers in Marion County’s small cities are not expected to change during the 20-year forecast period (2010-2030).

Table BLA-17  
**Safe Harbor Housing Mix**

Housing Type	Existing Share of Developed Housing Units <sup>15</sup>	% Added per Safe Harbor <sup>16</sup>	Safe Harbor Mix
SFR Homes & MH on Lots	88%	-15%	73%
Duplex	3%	+10%	13%
Apartments	9%	+5%	14%
<b>TOTAL</b>	<b>100%</b>		<b>100%</b>

Table BLA-18  
**Projected Housing Units by Housing Type (2015-2035)**

Housing Type	Housing Mix Forecast	Total Units
Single Family Homes	73%	52
Medium Density: Duplex	13%	10
Medium Density: Apartment	14%	10
<b>Total</b>	<b>100%</b>	<b>72</b>

Note: The number of needed duplex units was rounded up to 10 dwelling units.

The needed housing units must be distributed between housing types in each of the residential zones. Table BLA-18 projects how the 72 dwelling units to be built by 2035 will be allocated based on the safe harbor housing mix analysis.

### 8.3 Assumed Densities

The City of Scio has minimum lot size requirements for various housing types. The minimum lot size for individual dwellings and duplexes is either 8,000 sq. ft. or 10,000 sq. ft. depending on whether or not the building is located in the flood hazard area. Multi-family dwellings with 3 or more units have a minimum lot size of 3,000 sq. ft. per dwelling unit. These figures are used to calculate the projected density for each type of housing and the future residential land demand.

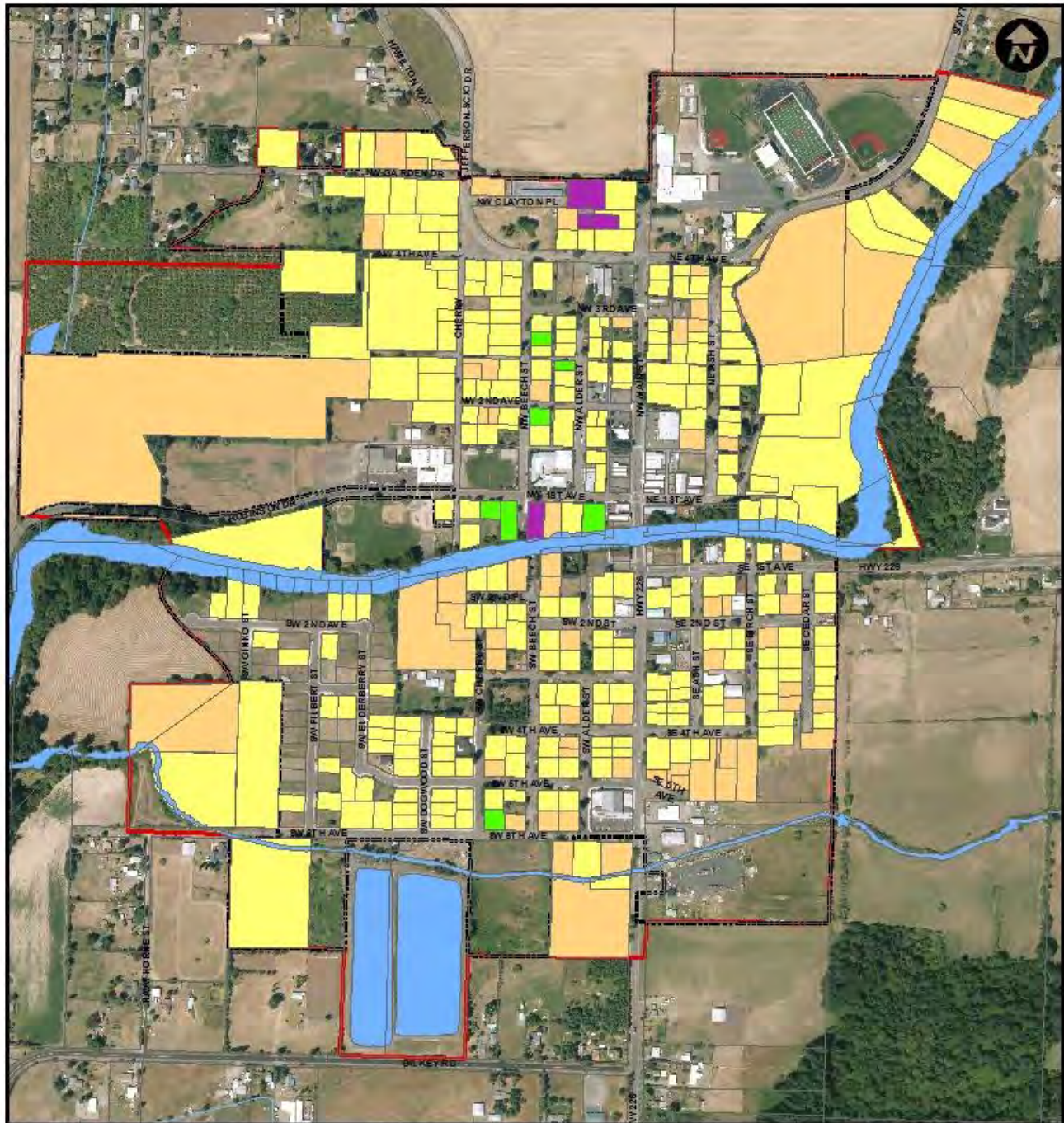
Assumed densities for each type of housing are:

- Stick Built, Single Family Detached: 4 units per acre
- Manufactured Home: 4 units per acre
- Duplexes: 10 units per acre
- Apartments: 13 units per acre

<sup>15</sup> Existing housing mix percentages are based on the City's 2010 inventory. See Table BLA-14.

<sup>16</sup> OAR 660-024-0040 (8)(i)

# Map BLA-6 – Housing Stock



City of Scio

Map data sources: Linn County and the City of Scio, February 2015.

## Scio Housing Stock



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should verify or consult the primary data and information sources to ascertain the suitability of the information.

### Legend

- Duplexes and 4Plexes
- Manufactured or Mobile
- Multi-Family Residence
- Single Family Residence
- City Limits
- Ugb
- Taxlots
- Rivers and Streams



## 8.4 Residential Land Needs

Scio needs 14.71 acres of buildable residential land to accommodate 72 new housing units by the year 2035. The total acreage of residential land needed to construct the needed housing units is shown in Table BLA-19.

Table BLA-19  
Total Acres Needed by Future Housing Type

Housing Type	SFR (Acres)	MFR (Acres)	Total Acres	Density Units/Acre	Housing Units
SFR – SFR dwellings and MH	13.00		13.00	4	52
Duplex		1.00	1.00	10	10
Apartment		0.71	0.71	14	10
<b>Total</b>	<b>13.00</b>	<b>1.71</b>	<b>14.71</b>		<b>72</b>

The necessary acreage was calculated by dividing the projected number of new units by its assumed density for each type of housing. For example, 13 acres of land are needed to build 52 single family dwellings (*e.g. 13 acres x 4 units/acre = 52 homes*).

### 8.4.1 Maximum Number of Dwelling Units which may be accommodated on Buildable Residential land inside the City

There are 66 acres of net buildable land in all of the residential zones within the Scio UGB, as shown on Table BLA-13 in Section 7.3. Of this amount 44.5 acres are inside the city limits and 21.5 acres are outside the city limits and inside the UGB. Table BLA-20 below shows the 44.54 acres of buildable residential land inside the 2015 city limits can accommodate up to 214 dwelling units if developed at the maximum allowed density.

Table BLA-20  
Potential # of Dwelling Units that may be allowed inside the Scio City Limits using the Assumed Densities

Housing Type	Buildable Acres)	Assumed Density Units/Acre	Potential Dwelling Units	%
Single Family Homes & MH				
SFR Zone	39.47	4	158	
Totals SFR and MH Dwellings	39.47		158	73%
Multi-Family Dwellings				
Duplexes	4.00	10	40	
Apartments & MF complexes	1.27	13	16	
Total MF Dwellings	5.07		56	27%
<b>Total Potential Dwelling Units</b>	<b>44.54</b>		<b>214</b>	<b>100%</b>

Table BLA-20 estimates the potential number of dwelling units which could be built if all the buildable residentially zoned lands inside the City limits in 2015 were developed at the assumed densities while maintaining the safe harbor ratio of 73%/27% single family homes to multi-family dwellings. The methodology assumes development in the R-1 zone will occur in traditional subdivisions at 4 units per acre and the R-2 zoned land will be partially developed as traditional subdivisions and partially as higher density multi-family residential uses.

In addition there are 21.44 acres of buildable residentially zoned land in the Rural Residential (UGA-RR-2.5) and Urban Growth Area (UGA-UGM-10) zone outside the city limits in the UGB, which may be developed at urban densities when annexed into the City.

Although it is unlikely that future residential development will occur at the maximum density allowed, Table BLA-20 shows the City can accommodate the projected housing needs through 2035 with the available buildable land inside the city limits and the UGB.

### 8.4.2 Conclusion - Residential Land Need versus Supply

Table BLA-21 summarizes the number of NET buildable acres in all of the residential zoning districts in the Scio UGB.

Table BLA-21  
NET Buildable Land by Zone

Zoning		NET Buildable Acres
Single Family Residential	R-1	39.47
Multi-Family Residential	R-2	5.27
Rural Residential	UGA-RR 2.5 UGA-UGM 10	21.44
<b>Totals</b>		<b>66.18</b>

Table BLA-22 compares NET buildable acres versus the amount of buildable residential land needed in the Scio UGB by the year 2035. It shows there are 66 acres of NET buildable land which is sufficient to meet the need for 14.71 acres of buildable residential land.

Table BLA-22  
Buildable Residential Land

Net Buildable Residential Land Available in 2014 (Acres)	Buildable Residential Land Needed by 2035 (Acres)	Surplus / (Deficit) Available (Acres)
66.18	14.71	51.47

The City concludes there is an adequate supply of buildable residential land inside the UGB to serve the City needs through the year 2035.



## 9. Scio Area Economy

Historically, Scio has served as a community service center for residents in north-central Linn County east of Albany. From the late 1800's through the end of the 20<sup>th</sup> Century Scio has had a traditional small town mix of retail, service and professional businesses. Industrial and manufacturing businesses have been located outside the city limits in West Scio and in the nearby cities of Stayton, Lebanon and Albany.

Over the past 25 years Scio has been impacted by economic forces that have affected small towns throughout Oregon creating challenges for community-based businesses and making it difficult for storefront businesses to compete in the regional marketplace. Scio's Main Street business district has slowly changed with the loss of some of its long-term businesses. In spite of the challenges, the City believes its downtown area can be stabilized and local businesses can succeed by providing customer oriented goods and services for area residents.

### 9.1 Employment Characteristics

Employment levels in the Mid-Willamette Valley grew from 2000 to 2008 as the area population and economy grew quickly. Total employment in Linn County reached a peak of 42,580 non-farm jobs in 2008. The onset of the Great Recession in November 2008 caused overall employment in the region to drop by 10%. Linn County's non-farm employment reached a low of 38,630 at the end of 2011. Table BLA-23 provides an overview of employment levels by industry in Linn County from 2004 to 2014.

Table BLA-23  
Non-Farm Employment by Industry – Linn County

Industry	2004	2008	2012	2014	Job Gain/Loss 2004-2014
Natural Resources	510	440	420	400	-110
Construction	2,040	2,460	1,900	2,340	300
Manufacturing	8,120	8,080	6,770	6,950	-1,170
Wholesale Trade	1,310	1,560	1,420	1,530	220
Retail Trade	4,620	4,770	4,680	4,720	100
Transportation, Warehousing & Utilities	2,320	3,080	2,620	2,580	260
Information	460	470	370	360	-100
Financial Activities	1,570	1,460	1,220	1,350	-220
Professional & Business Services	3,260	3,510	3,130	3,160	-100
Education & Health Services	3,860	4,460	4,910	5,010	1,150
Leisure & Hospitality	2,800	3,160	3,070	3,120	320
Other Services & Non-Classified	1,330	1,420	1,310	1,370	40
Government	7,170	7,710	7,150	7,200	30
<b>Totals</b>	<b>39,380</b>	<b>42,580</b>	<b>38,860</b>	<b>40,100</b>	<b>720</b>

Source: Oregon Employment Department, Current Employment Estimates Summary History Sheet

Table BLA-24 shows 2014 Linn County employment allocated to industrial, government and all other commercial and service sectors.

Table BLA-24  
**Allocation of Jobs in Linn County  
to Industrial, Government and Commercial Sectors**

Industry	2004	2012	2014	% of jobs in 2014	% change 200 to 2014
Manufacturing & industrial sector jobs	18,462	13,120	13,800	34%	-25%
Government	6,538	7,150	7,200	18%	10%
Commercial and all other job sectors	16,237	18,590	19,100	48%	17%
<b>Totals</b>	<b>41,237</b>	<b>38,860</b>	<b>40,100</b>	<b>100%</b>	<b>-3%</b>

Although job recovery has occurred since 2011, the total number of jobs at the end of 2014 remained below the pre-recession peak. During the recession, Linn County lost jobs in construction, manufacturing, forest products and financial/business services. New jobs were added in transportation, utilities, education, health-care and leisure/hospitality services. Table BLA-24 illustrates a larger change in the basic structure of Linn County’s economy. In 2000, 44% of jobs in Linn County were in industrial job sectors with many family wage manufacturing jobs. By 2014, the total number of industrial sector jobs had dropped by 4,600 jobs to 34% of the overall job total.

Table BLA-25 and Table BLA-26 provide data about employed Scio residents. The number of Scio residents employed in manufacturing, transportation and utility sector jobs has declined from 1990 to 2013. Jobs added in education, health care and government sectors, mirror job growth throughout the Mid-Willamette Valley region.

Table BLA-25  
**Job Sector Employment for Scio Residents**

Industry	1990	2000	2010	2013	Job Gain/Loss 1990 to 2013
Natural Resources	9	6	19	2	-7
Construction	21	56	86	96	75
Manufacturing	63	48	23	32	-31
Wholesale Trade	14	5	3	12	-2
Retail Trade	36	45	29	61	25
Transportation, warehousing & utilities	26	15	7	5	-21
Finance, insurance & real estate	2	6	3	12	10
Professional & related services	8	14	16	7	-1
Education, health care & social services	37	59	47	54	17
Arts & entertainment, recreation, food services and personal services	10	14	35	11	1
Other services	7	4	8	15	8
Government & public administration	3	6	25	28	25
<b>Totals</b>	<b>236</b>	<b>278</b>	<b>291</b>	<b>335</b>	<b>99</b>

Sources: U.S. Census Bureau: 1990 Census, 2000 Census and the 2010 & 2013 American Community Survey, Selected Economic Characteristics. Due to the small sample size for the City of Scio, there may be a

large statistical deviation in the ACS data. 2013 ACS data has a +/-2% to +/-16% margin of error depending on the job sector.

A majority of Scio's residents (75% - 80%) commute to their jobs. The high number of commuters is indicative of a rural community on the outskirts of larger metropolitan areas. With few major employers inside the city limits, the City anticipates this trend will continue in the future.

Table BLA-26  
**Scio Resident Place of Employment**

Place of Employment	1990	2000	2010	2012
Worked within Scio	44	38	75	73
Worked outside Scio	184	238	204	242
<b>Total Scio Employed Population</b>	<b>228</b>	<b>276</b>	<b>279</b>	<b>315</b>
Percent employed within Scio	19.3%	14.4%	26.8%	23.2%

Sources: U. S. Census Bureau: 1990 Census, 2000 Census and the 2012 American Community Survey Selected Economic Characteristics. Note: The 2012 ACS number for employed residents by place of employment was 315 versus the 335 number of employed residents listed by occupation.

The jobs-to-population ratio also provides an indicator of the strength of the local economy and whether or not a community is an employment center. Table BLA-27 shows Scio has a higher jobs to population ratio than is found in Linn County and the State of Oregon.

Table BLA-27  
**Jobs to Population Ratio - 2013**

	July 2013 Population	Total Non-Farm Payroll Jobs	Jobs to Population Ratio
<b>Scio</b>	<b>830</b>	<b>425</b>	<b>0.51</b>
Linn County	118,665	40,673	0.34
State of Oregon	3,919,020	1,679,377	0.43

Source: Oregon Employment Department, 2013 Covered Employment

## 9.2 Unemployment

The Great Recession caused job losses in construction, housing and resource based industries in the Mid-Willamette Valley. This had a significant economic impact on Linn County, the Albany area and the communities in east Linn County. Unemployment rates, per capita income and persons living below the poverty line were affected.

Table BLA-28 provides a snapshot of the Scio economy in 2013 in relation to nearby communities. Scio has a:

- Slightly lower per capita income than Linn County.
- Lower unemployment rate than in nearby communities and Linn County.
- Slightly lower poverty level than nearby communities.

Table BLA-28  
**2013 Income & Employment Characteristics**  
**Scio and nearby Linn County Communities**

	Scio	Stayton	Lyons	Lebanon	Albany	Linn County	Oregon Average	US Average
Per capita income	<b>20,964</b>	18,746	23,550	18,705	21,816	21,500	26,809	28,155
Unemployment	<b>5.3%</b>	9.0%	5.9%	10.2%	11.7%	9.8%	7.7%	9.7%
Persons below Poverty Line	<b>15.1%</b>	20.0%	9.3%	20.2%	19.5%	17.8%	16.2%	15.4%

Sources: US Census Bureau, 2013 American Community Survey; Oregon Employment Department.

Table BLA-29 shows the increase in unemployment rates from 2007 to 2013 in area cities, Linn County and the State of Oregon. Manufacturing and resource dependent communities such as Stayton, Lebanon and Mill City had significant jumps in the unemployment rates that either equaled or exceeded the regional and state unemployment rates. Jobless rates have improved from 2010 to 2013, but have not approached the pre-recession unemployment rates.

Table BLA-29  
**Average Annual Unemployment Rates**

	2000	2007	2009	2010	2011	2012	2013	2014
<b>Scio</b>	<b>3.2</b>	<b>3.4</b>	<b>7.8</b>	<b>7.4</b>	<b>6.6</b>	<b>6.1</b>	<b>5.3</b>	<b>3.9</b>
Albany	6.6	5.8	12.4	11.9	10.4	9.5	8.5	7.5
Lebanon	6.3	6.5	14.4	13.8	12.4	11.6	10.2	7.1
Mill City	9.6	10.1	21.0	20.3	18.5	17.4	15.4	12.5
Stayton	5.0	5.6	12.1	12.1	11.2	10.6	9.0	10.5
Sweet Home	8.2	7.9	17.1	16.3	14.6	13.5	12.1	10.5
North Santiam Canyon	8.3	9.0	18.6	18.3	16.8	15.8	13.8	12.0
Linn County	6.6	6.3	13.8	13.3	11.8	11.0	9.8	8.5
Marion County	5.5	5.4	10.9	10.9	10.4	9.7	8.5	7.3
Oregon	5.1	5.1	11.1	10.6	9.4	8.8	7.7	6.9

Source: Oregon Employment Department

### 9.3 Ten-Year (2012-2022) Employment Forecast for Linn County

In March 2014, the Oregon Employment Department released the 10-year employment forecast for Region 4 (Linn, Benton and Lincoln counties). Region 4 is projected to add 11,770 jobs from 2012 to 2022, a 12% increase during the 10-year period. Private sector employment will add 10,500 jobs and government sectors will add 1,270 jobs.<sup>17</sup> Job growth in Linn County is estimated to grow at an average annual growth rate of 1.15% from 2012 to 2022.

<sup>17</sup> Oregon Employment Department, Region 4, 2012-2022 Long Term Employment Projections. [Long-Term Projections Show Broad-Based Job Opportunities in Benton, Lincoln, And Linn Counties - Article Display - QualityInfo;](https://www.qualityinfo.org/documents/10182/92203/Linn%2C+Benton%2C+and+Lincoln+Counties+Employment+Projections+2012-2022?version=1.0)  
<https://www.qualityinfo.org/documents/10182/92203/Linn%2C+Benton%2C+and+Lincoln+Counties+Employment+Projections+2012-2022?version=1.0>

The Oregon Employment Department anticipates job growth will occur in certain job sectors due to the effects of a number of broad societal trends:

1. overall statewide economic recovery after the Great Recession,
2. the need to replace jobs for baby boomers retiring from the work force,
3. new jobs will require workers with advanced training, post-secondary education and/or college degrees,
4. growth in the private education and health care sectors to serve an older population,
5. expansion of professional services, leisure services and retail service jobs, and
6. rebound of construction related industries.<sup>18</sup>

Although overall economic growth is projected to be strong, there are several job sectors which are expected to buck these trends. The total number of federal government jobs is expected to decline. Manufacturing employment levels will remain flat. Natural resources industries and local government, including education, are projected to grow slowly during the next 10 years. Oregon Employment Department staff anticipate small communities will face challenges in adding retail, service and manufacturing sector jobs during the next 10 years.<sup>19</sup>

#### 9.4 Economic Growth Opportunities

The City has elected to use the safe harbor provisions of OAR 660-024-0040 (9)(a) to estimate job growth in Scio. The City estimates the number of jobs in Scio will increase at 1.15% per year, the estimated job growth rate for Linn County included in the 2012-2022 regional jobs forecast for Region 4 - Linn-Benton –Lincoln counties.<sup>20</sup>

Oregon Employment Department staff estimated there were 425 non-farm payroll jobs in Scio in the year 2013. Using the 1.15% average annual growth rate, Oregon Employment Department staff estimated there will be 547 non-farm payroll jobs in Scio by the year 2035, an increase of 122 jobs. Jobs in Scio were allocated to the following job sectors in 2014:

Manufacturing and Industrial job sectors	54	( 12%)
Government	159	( 37%)
All other job sectors	<u>212</u>	<u>( 50%)</u>
Total jobs	425	(100%)

<sup>18</sup> Oregon Employment Department. “*Employment Projections by Industry and Occupation 2012-2022, for Region 4 - Linn-Benton-Lincoln counties*”, March 2014 Workforce and Economic Research Section, Salem, Oregon.

<sup>19</sup> Interview with Will Summers, Workforce Analyst, Albany office of the Oregon Employment Department. September 4, 2014.

<sup>20</sup> OAR 660-024-0040(9) The following safe harbors may be applied by a local government to determine its employment needs for purposes of a UGB amendment under this rule, Goal 9, OAR chapter 660, division 9, Goal 14 and, if applicable, ORS 197.296.

(a) A local government may estimate that the current number of jobs in the urban area will grow during the 20-year planning period at a rate equal to either: (A) The county or regional job growth rate provided in the most recent forecast published by the Oregon Employment Department; or (B) The population growth rate for the urban area in the adopted 20-year coordinated population forecast specified in OAR 660-024-0030.



The City of Scio anticipates employment growth will occur primarily in commercial businesses in the retail, health care, hospitality/food services, professional services and education and be located in or near Scio’s commercial area along Hwy 226 and North Main Street or in small home based business. The City has identified the following opportunities for economic growth in Scio over the 20-year planning period from 2015 to 2035.

#### 9.4.1 Industrial and Manufacturing

The City anticipates industrial sector job growth will probably not exceed 30% of overall job growth. Scio’s existing industries are construction and service oriented. Industrial jobs made up only 12% of the non-farm payroll jobs in 2013. There are only a few small buildable industrial sites in the City. The City also believes it is unlikely that any large manufacturing firms will locate in the community. Therefore, the City expects its future share of industrial job growth will be less than the overall industrial job growth projected for Linn County, where 34% of all non-farm jobs are in manufacturing and industrial job sectors (see Table BLA-24 in Section 9.1).

Based on the 30% allocation for new industrial jobs, the City anticipates 37 industrial jobs will be added by the year 2035 and 85 commercial, service and government jobs will be added.<sup>21</sup>

Table BLA-30  
Estimated Job Growth

Area	2000	2008	2013	2022 (+12%)	2035 (+1.15% annually)	Estimated Job Growth 2012-2035
Scio Residents Employed	278	325	335	371	431	96
# of Payroll Jobs in the Scio city limits			425	471	547	122
Linn County Total Employed	47,908	50,928	48,429	54,306	63,026	14,597
Scio Payroll Jobs as a % of Linn County Employment			0.88%	0.87%	0.87%	0.85%

Source: Oregon Employment Department; The 2022 and 2035 projections are based on a 1.15% average annual growth in Linn County employment from 2012 to 2035.

#### 9.4.2 Commercial and Business Sectors

Historic downtown Scio is located on Main Street north of Thomas Creek. The wide streets and sidewalks, ample parking, hanging flower baskets and attractive building facades create a pedestrian friendly central business district with a small-town ambiance. Many buildings on Main Street were constructed around the turn of the century and add a special character to the city as a whole.

The downtown commercial area on Main Street and the commercial area south of Thomas Creek on Highway 226 are a unified mixed use business district. The majority of commercial

<sup>21</sup> Industrial job growth from 2015 to 2035: (122 new jobs \* 30% = 37 new industrial jobs)  
Commercial, public and other job sectors from 2015 to 2035: (122 new jobs \* 70% = 85 new jobs in all other employment sectors)

establishments are locally owned community-based businesses which serve residents of the city and the surrounding rural area. The Scio School District, Scio Mutual Telephone Company, and small businesses are the primary employers. All of Scio's schools are adjacent to this commercial area with Scio High School at the north end and Centennial Elementary School and Scio Middle School on NW 1<sup>st</sup> Avenue just west of Main St.

The community has retained a traditional mix of retail, service, and professional businesses; but the vitality of the commercial core has slowly eroded with the loss of several anchor businesses. A myriad of economic forces have affected and will continue to affect the local economic structure. Scio's population has been stable for many decades, the ease of commuting to jobs in Stayton, Lebanon and Albany, the concentration of retail centers and services in larger cities, the advent of the Internet and general societal changes have, and will continue to, contribute to the changes to the Scio's business community.

Despite these changes, the City anticipates Scio will continue to serve as a local business, education and service center for Scio area residents with a mix of selected community-based businesses. The City recognizes there are challenges to revitalizing the commercial core of the community. Pro-active leadership and a public/private partnership will be needed to keep Main Street a vibrant center of the city. The community can recognize and celebrate the historic heritage of downtown. Careful design of the streetscape, public spaces and public improvements can enhance the physical character of the downtown. As the economy changes, the community can focus on retaining existing businesses and employers while also taking steps to restructure the business mix by filling the market niches or gaps as they occur.

As part of the 2010 buildable lands analysis, the City completed a brief survey of similar sized small communities in Oregon and Washington in order to identify a typical mix of retail and service businesses. A small town business mix includes convenience stores, automotive related services, some professional services (health care, financial, insurance and real estate), restaurants, hospitality services, specialty niche retail and personal services designed to serve local residents.

### **9.4.3 Education and Government**

In 2013, K-12 education and local government jobs account for 159 of the 425 non-farm payroll jobs (37%) in the City of Scio, with the majority of the jobs in the public schools. Scio will continue its role as an education center with the Scio School District's K-12 schools and District administrative offices located inside the city limits. Local schools will continue to be the largest employer in the City. However, new job growth in education is expected to be slow. It will be dependent upon student enrollment growth in the District and whether the level of state funding permits the hiring of new staff. The City of Scio and Scio Rural Fire Protection are the other local government employers and neither anticipates job growth during the 20-year planning period.

### **9.4.4 Employment Land Need Projections**

Section 10 provides employment land need projections. Section 10.2 "Commercial Land Need", Section 10.3 "Industrial Land Need" and Section 10.4 "Public Land Need" forecast the acreage needed to accommodate Scio's employment growth through the year 2035.

## 10. Employment Land Need

### 10.1 Employment Lands

The City of Scio has designated two plan designations in the Comprehensive Plan for private sector employment lands: Commercial and Industrial. There are three zoning districts for employment use inside the Scio UGB:

Commercial	(C)	Hwy 226 and North Main Street commercial areas
Light Industrial	(I)	Industrial zone inside the city
Limited Industrial	(UGA-LI)	Limited light industrial uses at the south end of UGB

Table BLA-31  
Employment Lands in Scio UGB

Zoning	Gross Acres	Developed	Constrained Land (Unbuildable)	Available Land
<i>Commercial Land</i>	17.16	15.39	0.46	1.31
<b>Total Commercial</b>	17.16	15.39	0.46	1.31
<i>Industrial Land</i>				
Light Industrial	17.07	5.69	6.55	4.83
UGA – Limited Industrial	3.39	1.66	0.08	1.65
<b>Total Industrial</b>	20.46	7.35	6.63	6.48
<b>Total Employment Lands</b>	37.62	22.74	7.09	7.79

Source: Linn County GIS December 2014 data

In addition, the Scio School District, the Scio Rural Fire Protection District and the City of Scio, are located inside the city limits in the Public zone.

### 10.2 Commercial Land Need

The City of Scio has approximately 17 acres of land zoned for commercial use. Table BLA-32 shows 15.39 acres were committed to commercial uses in 2014. There are 1.31 acres of available land zoned for commercial uses in the Commercial (C) zone. The balance of land in Scio's commercial zones is in residential, public, non-profit/church use or is unavailable for development due to steep slopes, wetlands or other development constraints.

Scio's commercial district includes two commercial areas: (1) the downtown area on Main Street north of Thomas Creek and (2) the Highway 226 corridor extending from Thomas Creek south to SW 6<sup>th</sup> Avenue and east on SE First Avenue to the city limits.

- Downtown Commercial Area: Scio's downtown commercial area is a mixed use area. The Scio Mutual Telephone Company main office, grocery store, post office, medical clinic, restaurant, hardware store, feed store, tavern and small retail shops are found

along North Main Street. Homes and churches occupy the remaining land in the Commercial zone.

- Highway 226 corridor: The Highway 226 commercial area is located south of Thomas Creek and along SE First Avenue. Oregon Hwy 226 is the state highway that connects Scio to Albany/Lebanon and Lyons/Hwy 22.

In 2014 businesses included a gas station, automotive related services and repair, Scio Mutual Telephone Company maintenance and storage facilities, a heating contractor, professional and service oriented businesses and two fraternal organization meeting halls. The majority of land in the Hwy 226 commercial area is in residential use.

Table BLA-32  
**Commercial Land Use in Scio (2014)**

Land Use	Commercial Zone (Acres)
Currently in Commercial Use	5.87
Currently in Residential Use	7.90
Currently in Public or Semi-Public Use	1.62
Vacant and Redevelopable	1.31
Vacant (Constrained – not developable)	0.46
Total	<b>17.16</b>

Source: Linn County GIS February 2015 data

Although Scio has 17 gross acres of land zoned for commercial use in the Commercial (C) zone, they are not reserved exclusively for business or commercial activities. Table BLA-32 shows just under 6 acres in commercial use and 10 acres are already developed and committed to existing residential, churches, education or public uses or are constrained from development due to steep slopes and wetlands. This leaves only 1.31 acres that are vacant and/or redevelopable.

Table BLA-33 shows the buildable commercial land inside the Scio UGB. All of the available commercial sites in Scio inside the city limits are served by the City of Scio sewer and water systems. City water mains are adequately sized to serve most commercial uses and meet fire-flow requirements.

Table BLA-33  
**Buildable Commercial Lands**  
**Net Buildable Land by Plan Designation/Land Type**

Zoning	Vacant	Infill	Redevelopable	Buildable Acres	Set-aside for Public Use (25%)	Net Buildable Land	Commercial Land in Residential Use
<b>Commercial</b>	<b>0.43</b>	<b>0.00</b>	<b>0.88</b>	<b>1.31</b>	<b>0.33</b>	<b>0.98</b>	<b>7.90</b>

Source: Linn County GIS February 2015 data

There are several challenges to developing the identified buildable land for commercial use:

- The City sewer system is a STEP system and lagoons with limited capacity to handle major commercial and industrial customers with heavy BOD demands. If BOD demands are too great, the business cannot locate in Scio. Pre-treatment may be required.
- Vacant parcels are small, less than 0.50 acres in size. A developer will have to acquire multiple parcels to create a commercial site of adequate size.
- Infill and/or redevelopment projects will require acquisition of existing homes, demolition and site improvements. There are several potentially redevelopable parcels where low value structures could be demolished. In order to create a commercial site of more than 0.5 acres, a developer will need to acquire existing homes in the commercial zone, consolidate parcels together and redevelop the property for commercial use.

Commercial land needs were calculated using the safe harbor methodology described in Oregon Administrative Rules 660-024-0040 (9)(b):

*A local government with a population of 10,000 or less may assume that retail and service commercial land needs will grow in direct proportion to the forecasted urban area population growth over the 20-year planning period. This safe harbor may not be used to determine employment land needs for sectors other than retail and service commercial.<sup>22</sup>*

The City's population is estimated to grow from 830 persons to 1,052 persons by the year 2035, a 27% growth over the 20 year planning period. Using this safe harbor approach, the City will need 9.50 acres of buildable commercial land, a 2.02 acre increase from the 2014 total of 7.49 acres.<sup>23</sup>

Table BLA-34 and Table BLA-35 show there is a need for 2.02 acres of buildable commercial land and a supply of 0.98 acres of NET buildable commercial land and 7.90 acres of commercially zoned land in residential use which may be converted to commercial use.

---

<sup>22</sup> OAR 660-024-0040(9) The following safe harbors may be applied by a local government to determine its employment needs for purposes of a UGB amendment under this rule, Goal 9, OAR chapter 660, division 9, Goal 14 and, if applicable, ORS 197.296.

- (a) A local government may estimate that the current number of jobs in the urban area will grow during the 20-year planning period at a rate equal to either: (A) The county or regional job growth rate provided in the most recent forecast published by the Oregon Employment Department; or (B) The population growth rate for the urban area in the adopted 20-year coordinated population forecast specified in OAR 660-024-0030.
- (b) A local government with a population of 10,000 or less may assume that retail and service commercial land needs will grow in direct proportion to the forecasted urban area population growth over the 20-year planning period. This safe harbor may not be used to determine employment land needs for sectors other than retail and service commercial.

<sup>23</sup> Commercial land needs projected based on 27% population growth. Commercial land in employment use (5.87 acres in commercial use + 1.62 acres in public/semi-public uses = 7.49 acres.

Commercial land need calculation using the safe harbor methodology = 7.49 acres x 127% = 9.50 acres



Table BLA-34  
**Commercial Land Need in 2035**

Commercial Land in 2014 in Commercial Use Total Acres	Commercial Land Need in 2035 Total Acres	Additional Buildable Commercial Land Needed by 2035
7.49	9.50	2.02

In 2014, the City had 0.98 acres of net buildable commercial land and a need for 2.02 acres during the 20-year planning period to the year 2035.

Table BLA-35  
**Available Buildable Commercial Land**

Buildable Commercial Land Available in 2014 (Acres)	Buildable Commercial Land Needed by 2035 (Acres)	Surplus / (Deficit) Available (Acres)	Commercial Land In Residential Use in 2015 (Acres)
0.98	2.02	- 1.04	7.90

In 2011, the City of Scio recognized it had a deficit of buildable commercially zoned land inside the City. In order to rectify the deficit and provide opportunities for redevelopment of older mixed use residential areas, the City rezoned approximately 5.2 acres of land inside the City along Hwy 226 south of Thomas Creek for future commercial use. Although a large majority of the 33 parcels of land are in residential use, the City concluded in 2011 that many of these sites can be redeveloped for commercial use during the 20-year planning period.

Table BLA-35 shows in the year 2014 there were 7.90 acres of land zoned for commercial use that were in residential use. The City believes that these 7.90 acres coupled with the 0.98 acres of NET Buildable Land provide opportunities for redevelopment and revitalization of the existing commercial areas of the City. Maintaining and enhancing the existing business district is the adopted policy of the City and is consistent with Land Use policies LU-8 and LU-9 in the *Scio Comprehensive Plan*.

The City will need to monitor whether or not the existing residences are demolished or converted to commercial uses during the next five years. If the City finds there is not a conversion of existing dwellings to commercial uses, then the City may need to redesignate and rezone additional vacant commercial sites inside the UGB to serve the City's commercial land need through the year 2035.

### 10.3 Industrial Land Need

The City has designated 20 acres for industrial use. In 2014, industrial uses occupied approximately 6 acres of land inside the Scio UGB, with the largest site occupied by Oregon State Bridge Construction. The City has designated 6.48 acres of vacant and infill land at the south end of the UGB for future industrial use. Table BLA-36 shows there are 4.86 acres of buildable industrial land in the Scio UGB.

Table BLA-36  
**Buildable Industrial Lands**  
**Net Buildable Land by Zoning /Land Type**

Zoning	Vacant	Infill	Redevelopable	Gross Buildable Acres	Set-aside for Public Use (25%)	Net Buildable Land
Industrial	2.84	1.99	0	4.83	1.21	3.62
Limited Industrial (LI-UGA)	0	1.65	0	1.65	0.41	1.24
<b>Total Industrial</b>	<b>2.84</b>	<b>3.64</b>	<b>0</b>	<b>6.48</b>	<b>1.62</b>	<b>4.86</b>

Source: Linn County GIS February 2015 data

There are several challenges to developing the identified buildable land for industrial use:

- The buildable industrial sites are adjacent to Peters Ditch and several locally significant wetlands. Shallow flooding occurs when Peters Ditch overflows. Any development plans are required to comply with wetland protection measures and ensure flood flows are maintained in Peters Ditch.
- The industrially zoned properties on the west side of Hwy 226 and south of SW 6<sup>th</sup> Avenue have existing homes which will require acquisition, demolition and redevelopment.
- The largest, vacant industrial site is owned by the Scio Rural Fire Protection District and was originally purchased to enable the District to develop a training facility on the site. It may not be available to prospective industries.

As noted, the most significant constraints to immediate development are shallow flooding from Peters Ditch and the existence of the locally significant wetlands. Hwy 226 is adjacent to all the industrial sites and City water and sewer services can be easily extended.

Projected increases in employment lands needs can be calculated using the safe harbor methodology described in Oregon Administrative Rules 660-024-0040 (9)(b):

*A local government may estimate that the current number of jobs in the urban area will grow during the 20-year planning period at a rate equal to either: (A) The county or regional job growth rate provided in the most recent forecast published by the Oregon Employment Department; or (B) The population growth rate for the urban area in the adopted 20-year coordinated population forecast specified in OAR 660-024-0030.*

The Oregon Employment Department’s regional job growth rate for Region 4 is estimated to be 1.15% annually. The City’s estimated annual population growth rate for 20-year planning period is 0.85% and overall the population will increase from 830 residents to 1,052 people, a net 27% increase by the year 2035.<sup>24</sup>

<sup>24</sup> Oregon Employment Department, Region 4, 2012-2022 Long Term Projections. [Long-Term Projections Show Broad-Based Job Opportunities in Benton, Lincoln, And Linn Counties - Article Display - QualityInfo](#)

As discussed in Section 9.1, the City has used the safe harbor methodology assuming job growth in Scio will equal the Region 4 job growth rate of 1.15% per year. The City estimates 122 jobs will be added in the City over the 20-year planning period. (425 jobs in 2013 X 1.15% annual growth = 547 jobs by 2035, a net increase of 122 jobs)

Table BLA-24 in Section 9.1 shows 34% of Linn County’s jobs in 2014 were industrial sector jobs and 66% were retail/service/government/other employment sector jobs. The 10-year projections concludes the percentage of industrial jobs in Regions 4 will remain constant, with a slight decrease in the percentage of government jobs and a slight increase in the number of jobs in the commercial and other job sectors. The City estimates industrial job growth will be 37 new jobs (30%) of the total job growth, slightly less than the County-wide estimate. The remaining 85 jobs (70%) are expected to be added in the commercial, service and government sectors.

In Scio, there were 425 non-farm payroll jobs in 2013, with an estimated 54 (12%+/-) jobs in industrial job sectors. In 2013, approximately 5.70 acres in the Scio UGB were in industrial use, generating a ratio of 9.47 jobs per developed acre (54 jobs ÷ 5.70 acres = 9.47 jobs/acre).

If the jobs/acre ratio for future industrial development remains near 9 jobs per acre, then 4 acres of buildable industrial land will be needed for 37 new jobs. Table BLA-37 estimates the Industrial Land needs in Scio. Using a 9.0 jobs per acre ratio, the City finds there is a need for an additional 4.10 acres of buildable industrial land by the year 2035.

Table BLA-37  
Industrial Land Need in 2035

Estimated New Industrial Sector Jobs 2015 to 2035	Industrial Sector jobs per acre	Buildable Industrial Land Needed by 2035
37	9 jobs/acre	4.10

The City has 20.4 acres of gross acres of land zoned for industrial use. In 2014 7.35 acres were in industrial use or committed to other uses. Of the remaining 13 acres of available land 6.6 acres are constrained from development due to wetlands and the Peters Ditch waterway. There are 4.86 acres of net buildable industrial land inside the Scio UGB.

Table BLA-38  
Available Buildable Industrial Land

Buildable Industrial Land Available in 2014 (Acres)	Buildable Industrial Land Needed by 2035 (Acres)	Surplus / (Deficit) Available (Acres)
4.86	4.10	0.76

Table BLA-38 shows the City has 4.86 acres of net buildable industrial land and a need for 4.10 acres. Therefore, the City concludes there is an adequate supply of buildable industrial land inside the UGB to serve the City needs through the year 2035.

## **10.4 Public Land Need**

Forecasts for public sector growth often include land for new or expanded schools, parks and open spaces, public works utilities and general government buildings for the City and special service districts.

### **10.4.1 Schools:**

The Scio School District is the main employer within the city limits, with approximately 100 employees divided between Centennial Elementary, Scio Middle School, Scio High School, and the District office.

The Scio School District has also served as the sponsoring district for the Oregon Connections Academy on-line education program with the teaching and support staff based in the Scio School District. In September 2015, the Santiam Canyon School District will become the sponsoring school district, which will result in the loss of jobs at the school district.

City staff conducted interviews with School District officials about existing capacity and future plans for the school facilities. Existing school buildings are near capacity and there is little available space to accommodate more students. School officials estimate the student population will grow by 150 students during the 20-year planning period and the District desires to maintain a 25 to 1 student to teacher ratio. Growth of 150 students will lead to the hiring of 7 new teachers plus accompanying non-teaching staff, such as Special-Education Aids.<sup>25</sup>

The School District has recently acquired property near Centennial Elementary School and received city approval of its master plan for the Centennial campus. It includes the addition of administrative office space, new computer labs and classrooms, playground, agricultural lab and maintenance facilities.

The District has identified needs to renovate existing school facilities, but does not have plans or funds available to build new school facilities. There are plans to build a new high school gymnasium and make repairs to the high school, middle school and elementary school buildings. School improvements are dependent on voter approval of bond measures and District ability to obtain grant funding. In May 2014 a bond levy was rejected by voters. Bond proceeds would have paid for the new gymnasium at the high school and security improvements at Centennial Elementary school.

The Scio School District has more than 10 acres of vacant land which can be used for expansion of existing District facilities, but the sites are not large enough for construction of a new school plus play fields and parking areas.

### **10.4.2 Parks:**

New or expanded public parks, trails and open spaces will create a demand for public land acquisitions over the 20-year planning period. The City of Scio has a total of 2.1 acres of park land in the City including:

---

<sup>25</sup> Interviews and conversations with Gary Tempel, School Superintendent from 2010-2014.

- Chapin Park, a 0.35 acre park on NE 1<sup>st</sup> Avenue,
- Thomas Creek Estates Park, a 1.50 acre undeveloped park site within the Thomas Creek Estates subdivision.
- Veterans Memorial, a 0.10 acre site at the south end of the Thomas Creek bridge on Main St., and
- a 0.14 acre parcel at the corner of NW Beech St. and NW 3<sup>rd</sup> Avenue.

Linn County has recently proposed it acquire a 5.6 acre site for a rural wayside park on the Stayton-Scio Rd. just north of the Scio UGB. No other Linn County parks are in the Scio Planning Area. The closest county parks are Larwood Park & covered bridge and the Roaring River Park seven miles southeast of Scio.

The City has not conducted a parks needs assessment or developed a parks master plan in order to identify future parks, park facilities, open spaces and/or recreational trails. The Oregon Parks and Recreation Department’s “Guide to Community Park and Recreation Planning” provides level of service site guidelines for planning for local park facilities. It suggests small cities plan for between 6 to 15 acres of parks, trails and opens space per 1,000 residents.<sup>26</sup> In order to meet the minimum recommended standard, Scio would need to acquire 4 acres of park and open space land.

#### **10.4.3 General Government Facilities:**

General government facilities are considered adequate to serve the community for the near future. City Hall houses the city offices, library, senior center, shop and community meeting room. The library portion of the building is small for the patrons it serves and a new facility is desired by library supporters. The Scio Rural Fire Protection District constructed a new main fire station on Hwy 226 between 5<sup>th</sup> & 6<sup>th</sup> Avenues in 2012.

#### **10.4.4 Public Facilities: Water, Sewer, Drainage and Transportation**

In the 1990’s the City completed upgrades to the waste water treatment facilities (1986) and developed a water supply well in (1997) northeast of the Scio High School football and baseball fields. There are no plans for additional site acquisitions for water and sewer facilities.

The City does not have an adopted storm drainage master plan or transportation system plan. No capital facility plans identify any other storm drainage, street or transportation improvements.

#### **10.4.5 Public Land Acquisition to Serve Development**

The existing street network in Scio is well established. In areas where in-fill development or redevelopment may occur, the City will not need to acquire public land for streets, parks or open space. In the undeveloped area at the edges of the Scio UGB, the City anticipates developers will need to provide street right-of-way, parks and open space areas in conjunction with the new development. In addition, the City will evaluate whether additional dedication is required for storm drainage easements or basins, water or sewer facilities or

---

<sup>26</sup> Oregon Parks and Recreation Department, “*A Guide to Community Park and Recreation Planning for Oregon Communities*”, April 2013. p. 35.



transportation/bikeway improvements. These public lands will be acquired via dedication, purchase or donation concurrently with new developments.

#### **10.4.6 Public Land Needs and Public Land Set-Aside**

The City has utilized the safe harbor methodology of OAR 660.024.0050 to set aside 25% of the gross buildable acres and assume it will be used for future public purposes. As discussed in Section 7 of this buildable lands analysis, the City has 96 acres of Gross Buildable land within the UGB. After 24 acres are set aside for public purposes, the City will have 72 acres of net buildable land inside the UGB available for future residential, commercial and industrial uses.

Based on the discussion above, the City will need to acquire land for parks, open space, drainage facilities within the existing developed area of the City and new streets, parks and open spaces in future developments within the UGB. There does not appear to be a need to acquire land for schools, general government buildings or water/sewer utilities. Therefore, the City concludes the safe harbor approach to reserve land for future public uses will be sufficient to meet the city needs for parks, general government buildings, public utility facilities, transportation and streets within the UGB during the 20-year planning period.

## 11. Summary of Buildable Land Needs and Available Supply

This buildable land analysis compares the overall buildable land that is available against what will be needed over the 20-year planning period. Table BLA-39 provides this comparison of residential, commercial and industrial land need and supply within the Scio UGB.

Table BLA-39  
Comparison of Land Need and Supply

Zoning Designation	Net Buildable Land Available (Acres)	Land Needed (Acres)	Deficit or Surplus of Acres
Residential	66.18	14.71	51.47
Commercial	0.98	2.02	-1.04 <sup>1</sup>
Industrial	4.86	4.10	0.76
Public Land Set-aside (25%)	24.01	24.01	-
<b>Total Acreage</b>	<b>96.03</b>	<b>44.84</b>	<b>51.19</b>

<sup>1</sup> In addition to the 0.98 acres of buildable commercial land, the City has identified 7.90 acres of commercially zoned land that was in residential use in 2014. These residential lands may be converted to commercial use during the 20-year planning period.

The City concludes there is an adequate supply of buildable land available to meet the anticipated need for residential, commercial and industrial development as well as future right-of-way, parks and government facilities inside the Scio UGB through the year 2035.

### 11.1 Residential

There is a sufficient amount of available, buildable land in the Scio Urban Growth Boundary for single family dwellings, manufactured homes and multi-family residential development over the next 20 years. Scio has a total of 66 acres of buildable residentially zoned land that could be used for new housing construction, while the projected need is 14.71 acres.

Within the Thomas Creek Estates subdivision there are more than 30 vacant residential lots zoned for conventional stick-built single family homes. The developer placed CC&R's on the property prohibiting placement of manufactured homes in the development. Large vacant residential parcels exist in the northwest, northeast, and southeast portions of the UGB. These sites may be utilized for either conventional subdivisions, manufactured home parks or other multi-family residential uses. Map BLA-7 - "Buildable Residential Land" shows the buildable residentially zoned land in the Scio UGB.

### 11.2 Commercial

There is a slight deficit of 1.04 acres of vacant commercially-zoned land within the UGB to meet Scio's retail and services needs over the next 20 years. The estimated commercial land need through the year 2035 is just over 2 acres.

Scio has one commercial zone. It includes the North Main Street downtown core and a commercial corridor on Hwy 226 that runs south from Thomas Creek to the 6<sup>th</sup> Avenue. The Commercial zone is designed to accommodate all types of retail, professional, restaurant, hospitality services and auto-oriented commercial uses.

The commercial zone includes 7.90 acres of commercially zoned land that is in residential use. There is an opportunity to redevelop or converted some of these properties to commercial use in the future. Map BLA-8 – “Buildable Commercial Land” shows the buildable commercial land in the Scio UGB. It does not show the existing residential properties in the commercial zone that may be redeveloped or converted to commercial uses.

### **11.3 Industrial**

Scio has 4.68 of NET buildable industrial land and a need for 4.10 acres. Available industrial land is found at the south end of the UGB adjacent to Hwy 226. Scio’s industrial zone is located near Peters Ditch and a number of acres are not buildable due to the existence of locally significant wetlands. Expansion of existing industries and development of new industrial sites may be difficult due to this constraint. The City may need to consider designation of additional land for future industrial development. All of the buildable Industrial land within the Scio UGB is shown on Map BLA-9 – “Buildable Industrial Land”.

### **11.4 Public**

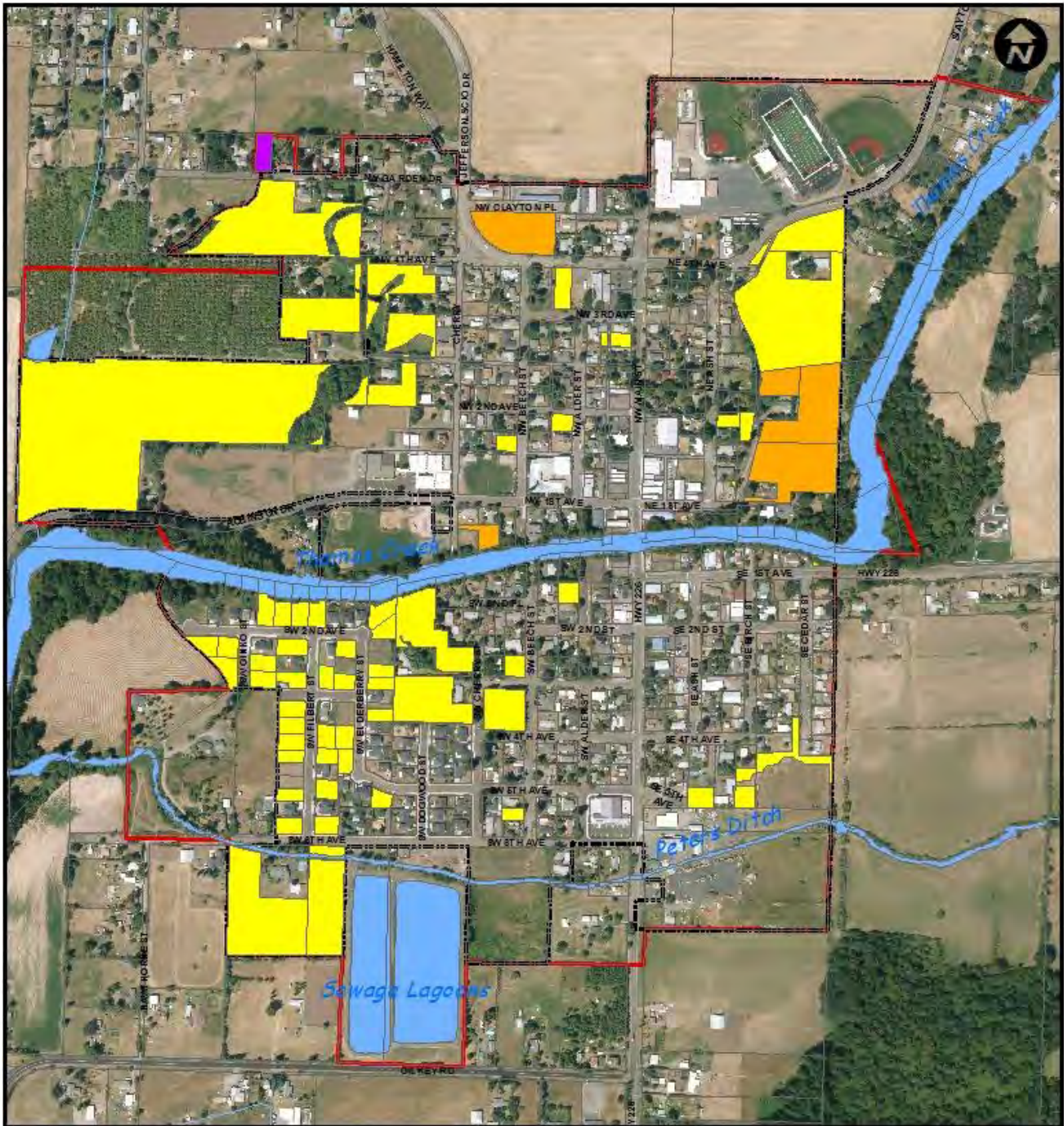
The Scio School District owns approximately 10 acres of vacant land that is available for the expansion of the school’s educational facilities. The Scio Rural Fire District constructed a new main fire station and central office in 2012 and has land available for construction of a nearby training and storage facility.

The City of Scio may need land for a city hall facility near the end of the planning period. The community has a need to add up to 13 acres of park land in addition to property for right-of-way and utilities within new development.

In addition to land already owned by public entities, this analysis estimates 24 acres, 25% of the 96 acres of available buildable land, will be set-aside and used for future public uses including right-of-way, government facilities, education and parks. Existing publicly owned properties are shown on Map BLA-10 – “Public Lands”.



# Map BLA-7 – Buildable Residential Land



City of Scio

Map data sources: Linn County and the City of Scio, February 2015.

## Available Residential Land



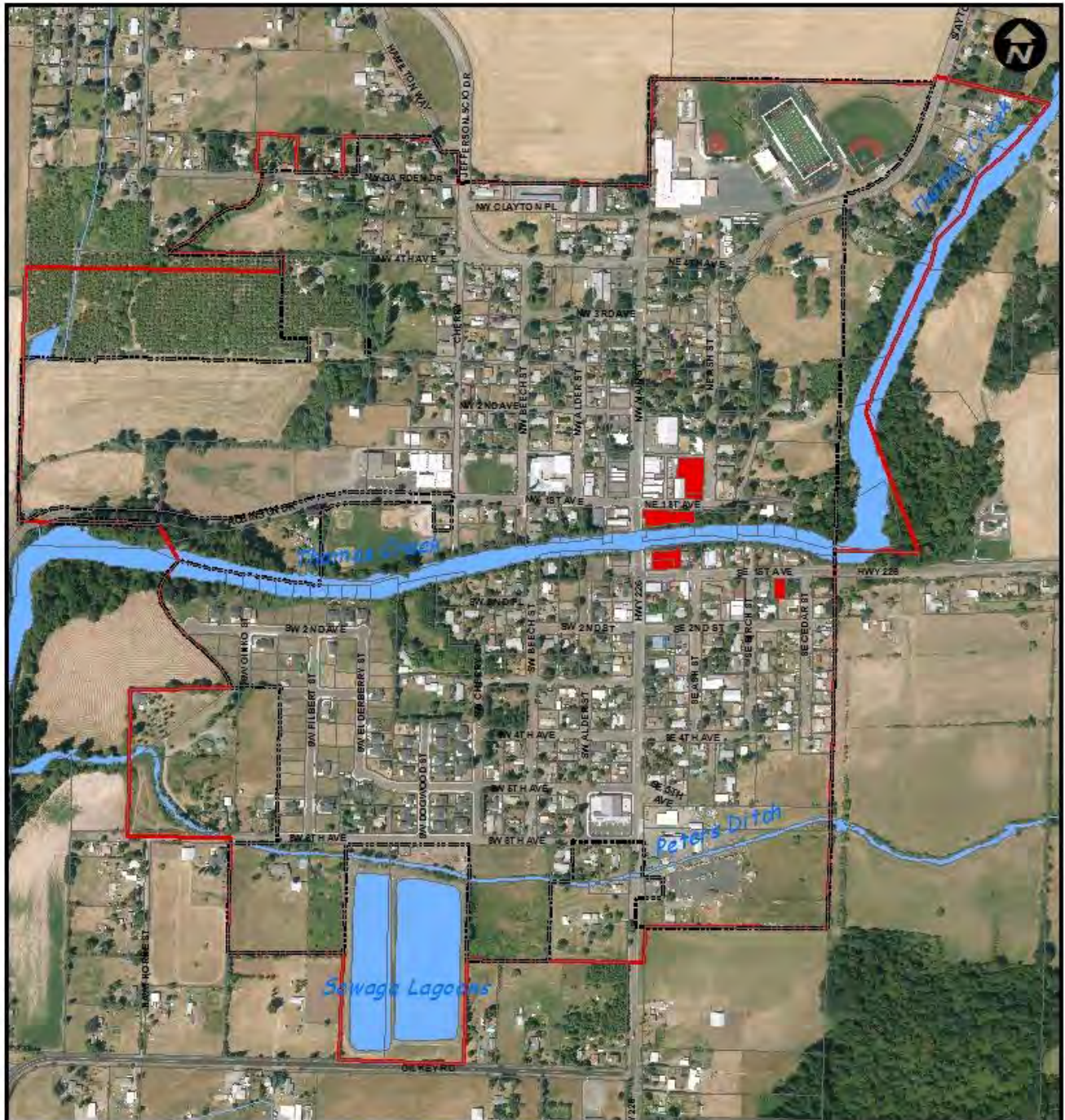
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the suitability of the information.

### Legend

- Single Family Residential
- Multi-Family Residential
- UGA-RR-2.5 ac. min.
- Taxlots
- Rivers and Streams
- City Limits



# Map BLA-8 – Buildable Commercial Land



City of Scio

Map data sources: Linn County and the City of Scio, February 2015.

## Available Commercial Land



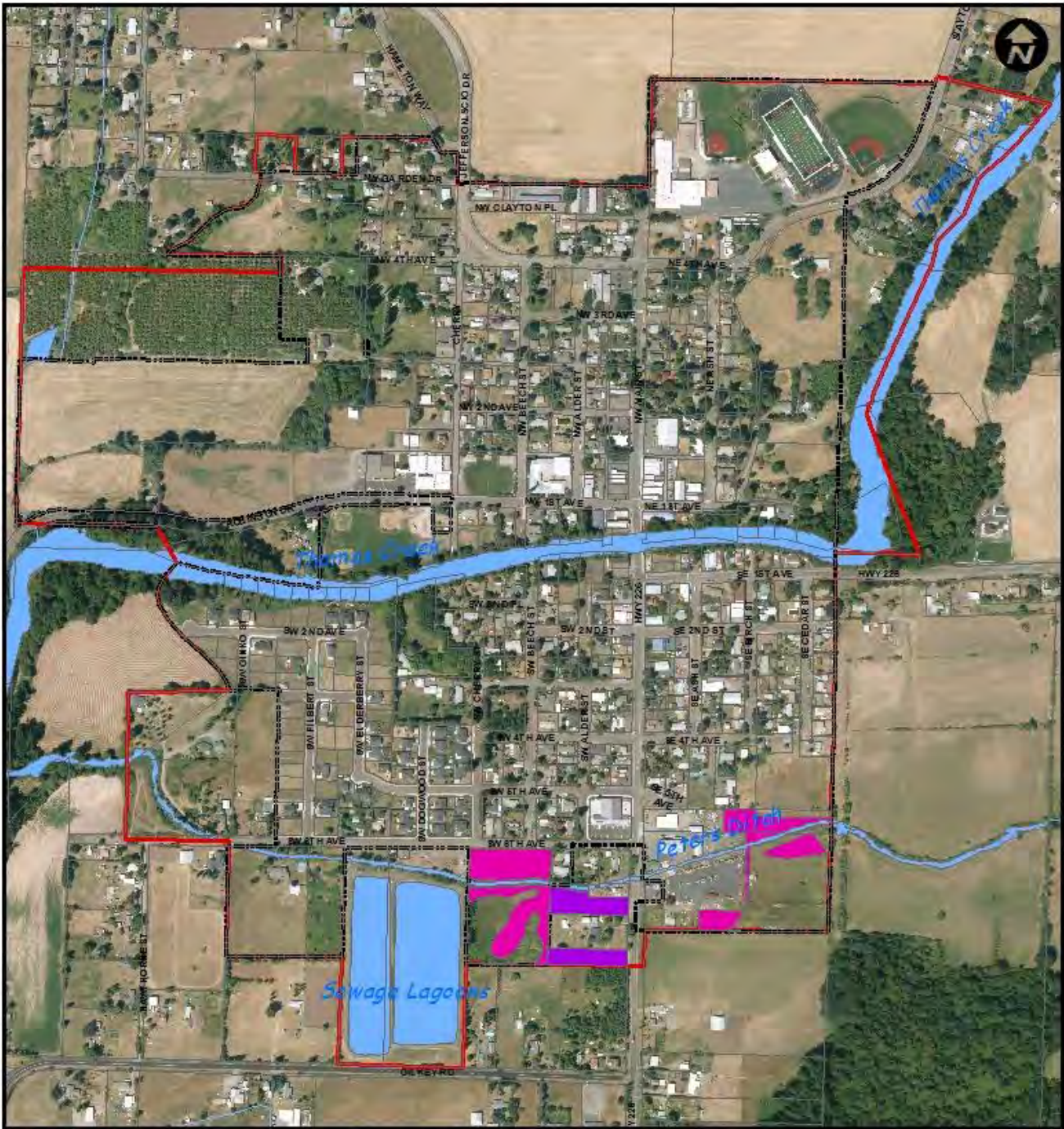
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the suitability of the information.

### Legend

- Commercial
- City Limits
- Ugb
- Taxlots
- Rivers and Streams



# Map BLA-9 – Buildable Industrial Land



City of Scio

Map data sources: Linn County and the City of Scio, February 2015.

## Available Industrial Land



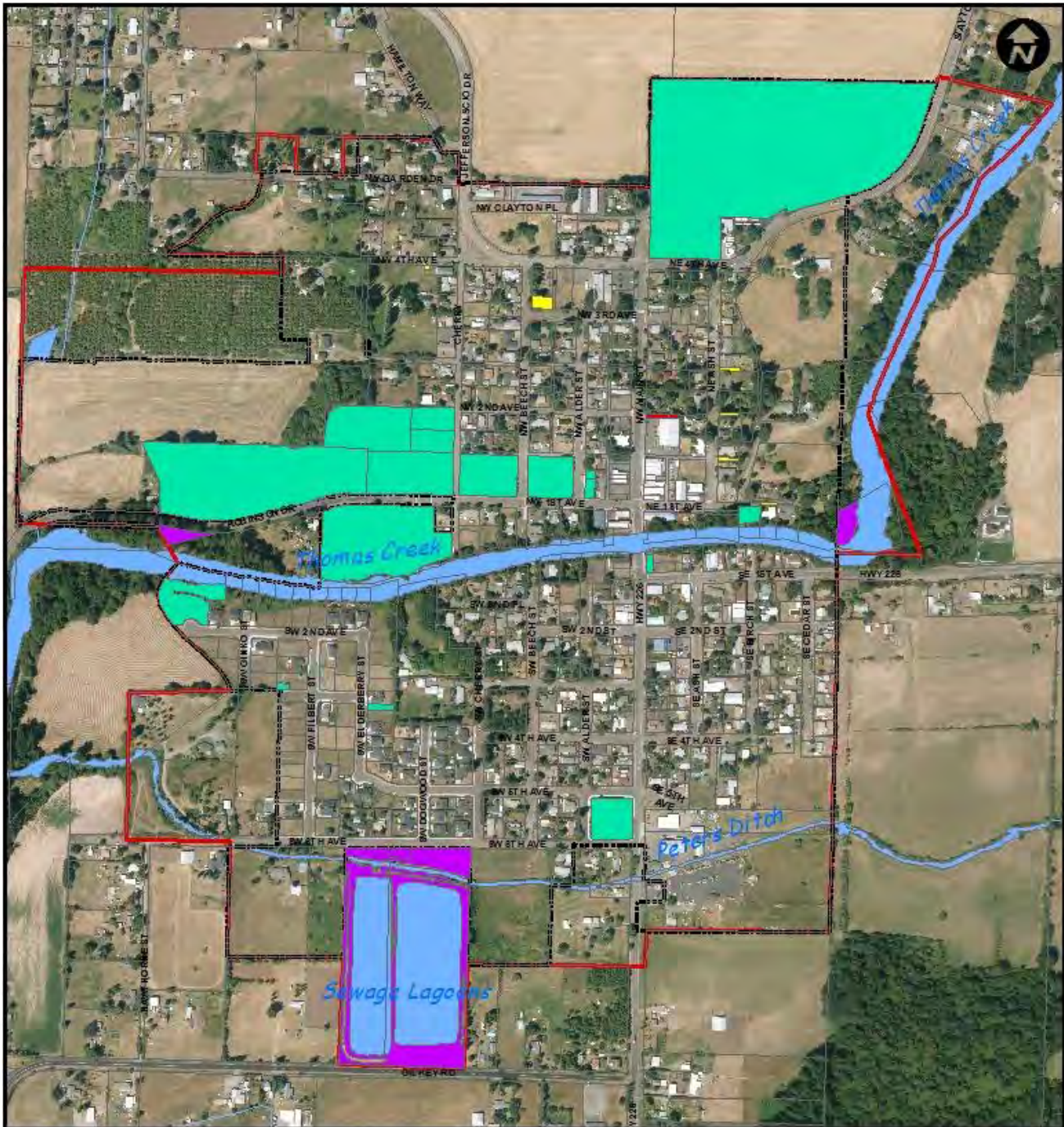
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the suitability of the information.

### Legend

- Light Industrial
- UGA-Limited Industrial
- City Limits
- Ugb
- Taxlots
- Rivers and Streams



# Map BLA-10 – Public Land



City of Scio

Map data sources: Linn County and the City of Scio, February 2015.

## Scio UnConstrained Public Land



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should verify or consult the primary data and information sources to ascertain the suitability of the information.

### Legend

- Commercial
- Public
- Single Family Residential
- UGA-UGM-10 ac. min
- City Limits
- Ugb
- Taxlots
- Rivers and Streams