NOTICE OF ADOPTED AMENDMENT

05/24/2011

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

FROM: Plan Amendment Program Specialist

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

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

Appeal Procedures*

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

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

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

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

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

<paa> YA/
**Notice of Adoption**

Jurisdiction: Scio  
Date of Adoption: 5/9/2011  
Local file number: PL-2011-01  
Date Mailed: 5/19/2011

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

- Comprehensive Plan Text Amendment
- Comprehensive Plan Map Amendment
- Land Use Regulation Amendment
- Zoning Map Amendment
- New Land Use Regulation
- Other:

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

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

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

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

| Plan Map Changed from: Residential | to: R-2 Multi-Family Residential |
| Zone Map Changed from: R-1 Single Family Residential | to: R-2 Multi-Family Residential |

Location:  
Acres Involved: 12

Specify Density: Previous:  
New:

Applicable statewide planning goals:

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
|   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |

Was an Exception Adopted?  Yes  No

Did DLCD receive a Notice of Proposed Amendment...

| 45-days prior to first evidentiary hearing? | Yes | No |
| If no, do the statewide planning goals apply? | Yes | No |
| If no, did Emergency Circumstances require immediate adoption? | Yes | No |
Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Linn County

Local Contact: Cathy Martin, City Clerk
Address: PO Box 37
City: Scio
Phone: (503) 394-3342
Fax Number: 503-394-3342
E-mail Address: sciocityclerk@smt-net.com

ADOPTION SUBMITTAL REQUIREMENTS

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

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light green paper if available.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated twenty-one (21) days from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit one complete paper copy via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:
   ATTENTION: PLAN AMENDMENT SPECIALIST
   DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
   635 CAPITOL STREET NE, SUITE 150
   SALEM, OREGON 97301-2540

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

http://www.oregon.gov/LCD/forms.shtml

Updated April 22, 2011
AN ORDINANCE AMENDING THE SCIO COMPREHENSIVE PLAN MAP AND SCIO ZONING MAP TO REDESIGNATE AND REZONE PROPERTIES FROM SINGLE FAMILY RESIDENTIAL (R-1) TO MULTI-FAMILY RESIDENTIAL (R-2) IN THE CITY OF SCIO

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

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

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

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

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

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

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

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

WHEREAS, the City Council adopted findings of fact approving the land use application and directed the City Manager to prepare and present a final ordinance to the City Council for consideration at the May 9, 2011 regular meeting;
NOW, THEREFORE, the City Council of the City of Scio hereby ordains as follows:

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

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Owner(s)</th>
<th>Linn County Assessor’s Map</th>
<th>Tax Lot</th>
<th>Size in Acres</th>
<th>Existing Use</th>
<th>Prior Scio Zoning</th>
<th>New Scio Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Clayton</td>
<td>T10S, R1W, Section 07DC (Exhibit A)</td>
<td>1603</td>
<td>1.69</td>
<td>1 SFR home</td>
<td>SFR Residential</td>
<td>Multi-Family Residential</td>
</tr>
<tr>
<td>2</td>
<td>Jacobsen</td>
<td>T10S, R1W, Section 08C (Exhibit B)</td>
<td>500</td>
<td>1.25</td>
<td>Residential Care Center</td>
<td>Residential</td>
<td>Multi-Family Residential</td>
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<td>3</td>
<td>Jones</td>
<td>T10S, R1W, Section 08C (Exhibit B)</td>
<td>501</td>
<td>1.22</td>
<td>1 SFR home</td>
<td>Residential</td>
<td>Multi-Family Residential</td>
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<tr>
<td>4</td>
<td>Scoggins</td>
<td>T10S, R1W, Section 18AA (Exhibit C)</td>
<td>104</td>
<td>1.13</td>
<td>1 SFR home &amp; vacant land</td>
<td>Residential</td>
<td>Multi-Family Residential</td>
</tr>
<tr>
<td>5</td>
<td>Vogel</td>
<td>T10S, R1W, Section 18AA (Exhibit C)</td>
<td>1003</td>
<td>0.55</td>
<td>Vacant (Driveway)</td>
<td>Residential</td>
<td>Multi-Family Residential</td>
</tr>
<tr>
<td>6</td>
<td>Vogel</td>
<td>T10S, R1W, Section 08AA (Exhibit C)</td>
<td>1006</td>
<td>0.02</td>
<td>Vacant (Driveway)</td>
<td>Residential</td>
<td>Multi-Family Residential</td>
</tr>
<tr>
<td>7</td>
<td>Vogel</td>
<td>T10S, R1W, Section 17 (Exhibit D)</td>
<td>650</td>
<td>3.07+/-</td>
<td>1 SFR home &amp; vacant land</td>
<td>SFR Residential</td>
<td>Multi-Family Residential</td>
</tr>
<tr>
<td>8</td>
<td>Vogel</td>
<td>T10S, R1W, Section 17 (Exhibit D)</td>
<td>700</td>
<td>3.71+/-</td>
<td>Vacant</td>
<td>SFR Residential</td>
<td>Multi-Family Residential</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Totals</td>
<td>12.64</td>
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<td></td>
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</tbody>
</table>

ORDINANCE No. 680
In re: Comp Plan Map and Zone Change from R-1 to R-2 for parcels inside the City of Scio

Page 2 of 4
SECTION 2: ZONING MAP AMENDMENTS. The Scio Zoning Map shall be amended to rezone the following properties from Single Family Residential (R-1) to Multi-Family (R-2) Residential. Attached hereto are Exhibit “A”, “C”, and “E” which accurately portray the property to be rezoned on the Scio Zoning Map.

<table>
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<tr>
<th>Parcel</th>
<th>Owner(s)</th>
<th>Linn County Assessor’s Map</th>
<th>Tax Lot</th>
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<th>Existing Use</th>
<th>Prior Scio Zoning</th>
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</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Clayton</td>
<td>T10S, R1W, Section 07DC (Exhibit A)</td>
<td>1603</td>
<td>1.69</td>
<td>1 SFR home</td>
<td>SFR Residential (R-1)</td>
<td>Multi-Family Residential (R-2)</td>
</tr>
<tr>
<td>2</td>
<td>Scoggins</td>
<td>T10S, R1W, Section 18AA (Exhibit C)</td>
<td>101</td>
<td>1.13</td>
<td>1 SFR home &amp; vacant land</td>
<td>SFR Residential (R-1)</td>
<td>Multi-Family Residential (R-2)</td>
</tr>
<tr>
<td>3</td>
<td>Vogel</td>
<td>T10S, R1W, Section 18AA (Exhibit C)</td>
<td>1003</td>
<td>0.55</td>
<td>Vacant (Driveway)</td>
<td>SFR Residential (R-1)</td>
<td>Multi-Family Residential (R-2)</td>
</tr>
<tr>
<td>4</td>
<td>Vogel</td>
<td>T10S, R1W, Section 08AA (Exhibit C)</td>
<td>1006</td>
<td>0.02</td>
<td>Vacant (Driveway)</td>
<td>SFR Residential (R-1)</td>
<td>Multi-Family Residential (R-2)</td>
</tr>
<tr>
<td>5</td>
<td>Vogel</td>
<td>T10S, R1W, Section 17 (Exhibit D)</td>
<td>600</td>
<td>2.04</td>
<td>1 SFR home &amp; vacant land</td>
<td>SFR Residential (R-1)</td>
<td>Multi-Family Residential (R-2)</td>
</tr>
<tr>
<td>6</td>
<td>Vogel</td>
<td>T10S, R1W, Section 17 (Exhibit D)</td>
<td>700</td>
<td>2.07</td>
<td>Vacant</td>
<td>SFR Residential (R-1)</td>
<td>Multi-Family Residential (R-2)</td>
</tr>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>Totals</td>
<td>7.5</td>
</tr>
</tbody>
</table>

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

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

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

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

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

ORDINANCE No. 560
In re: Comp Plan Map and Zone Change from R-1 to R-2 for parcels inside the City of Scio
Date: 5-9-11  By: DEAN FERGUSON, Mayor

Date: 5-9-11  Attest: VIRGINIA A. GRIFFITH, City Manager

APPROVED AS TO FORM
Date: 5-18-11  By: City Attorney

Exhibits:
“A”, “B”, “C” and “D” - Map of Properties to be Redesignated on the Scio Comprehensive Plan Map
“A”, “C” & “E” - Maps of Properties to be Rezoned on the Scio Zoning Map
Exhibit A
City of Scio
Comprehensive Plan Map Amendment
Residential to Multi-Family Residential and
Zone Change R-1 to R-2
T10S R01W 7DC
Tax Lot 1603
May 2011
Exhibit B:
City of Scio
Comprehensive Plan Map Amendment
Residential to Multi-Family Residential
T10S R01W 8C
Tax Lots 500 and 501 within UGB
May 2011
Exhibit C
City of Scio
Comprehensive Plan Map Amendment
Residential to Multi-Family Residential
and
Zone Change R-1 to R-2
T10S R01W 18AA
Tax Lots 101, 1003 and 1006
May 2011
Exhibit D
City of Scio
Comprehensive Plan Map Amendment
Residential to Multi-Family Residential
T10S R01W 17
Tax Lots 600 & 700 within UGB
May 2011
Exhibit E
City of Scio
Zone Change R-1 to R-2
T10S R01W 17,
part of Tax Lots 600 & 700 inside City Limits
May 2011