

## 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

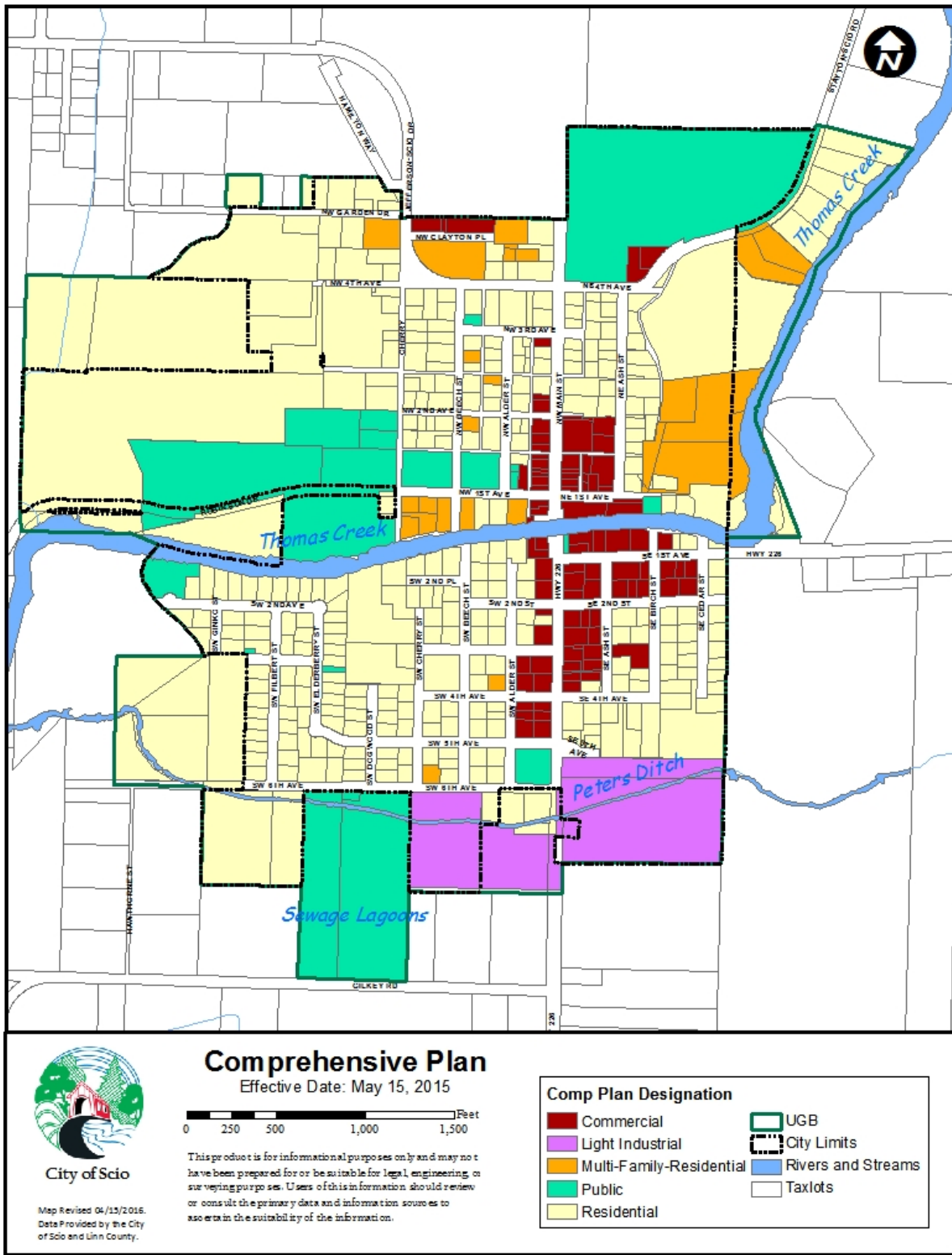
The Scio Comprehensive Plan Map is often thought of as "the plan". The plan map is a significant element, but it is only one component of the comprehensive plan. The comprehensive plan includes the plan map, background information and technical data describing the community as well as goals and policies 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



## **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>1</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.

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<sup>1</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**

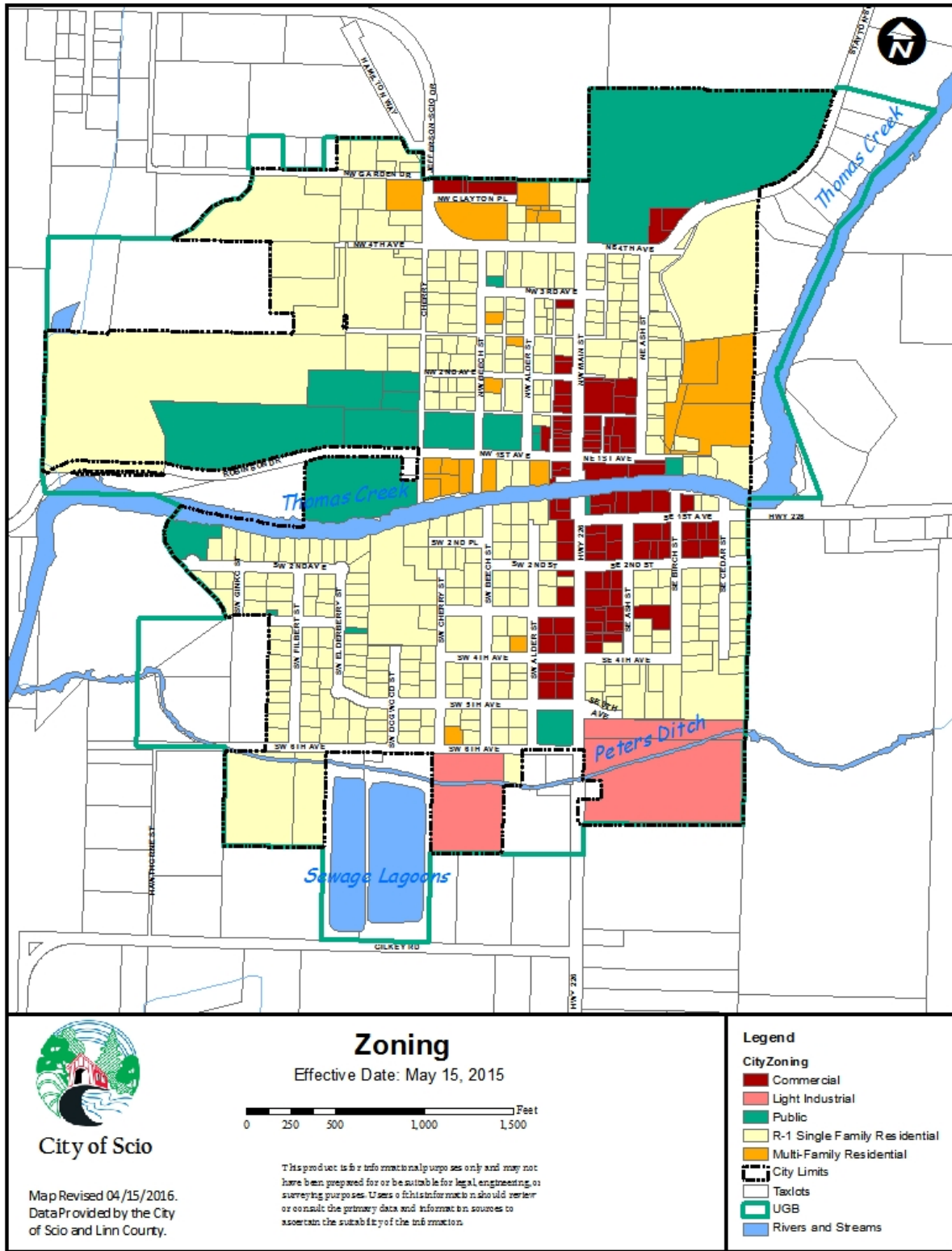
### **City Zoning:**

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**

<b>Zoning District</b>		<b>Allowed Uses or General Description</b>
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.

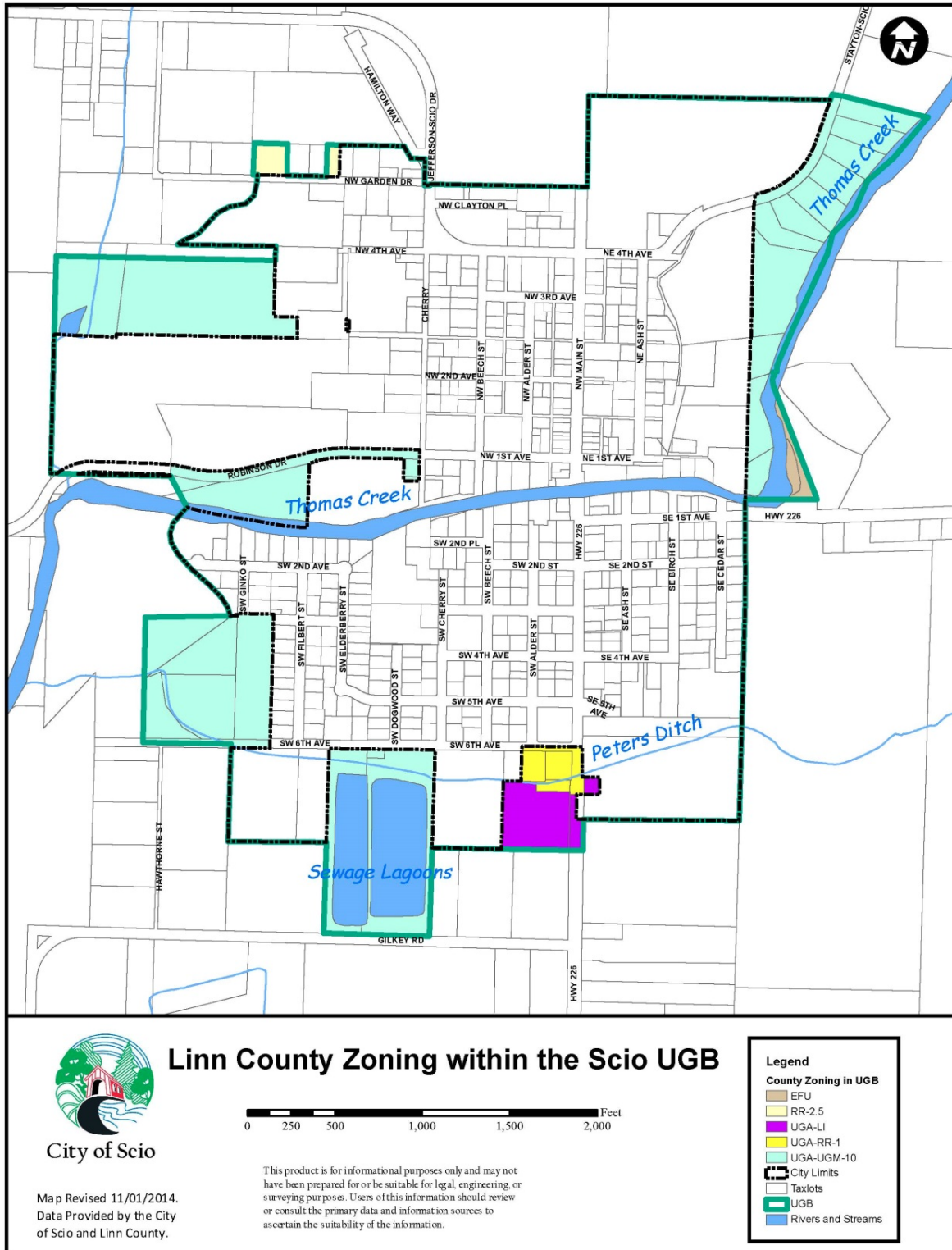
The urban growth area outside the city limits includes 72 acres of land. The City's buildable lands analysis update<sup>2</sup> shows a majority of the acreage outside the city limits in the urban growth area is either vacant, in agricultural use, large lot residential use or is constrained by wetlands.

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>2</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



### **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**

<b>Zoning District</b>	<b>City</b>	<b>Urban Growth Area</b>	<b>Total</b>
<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

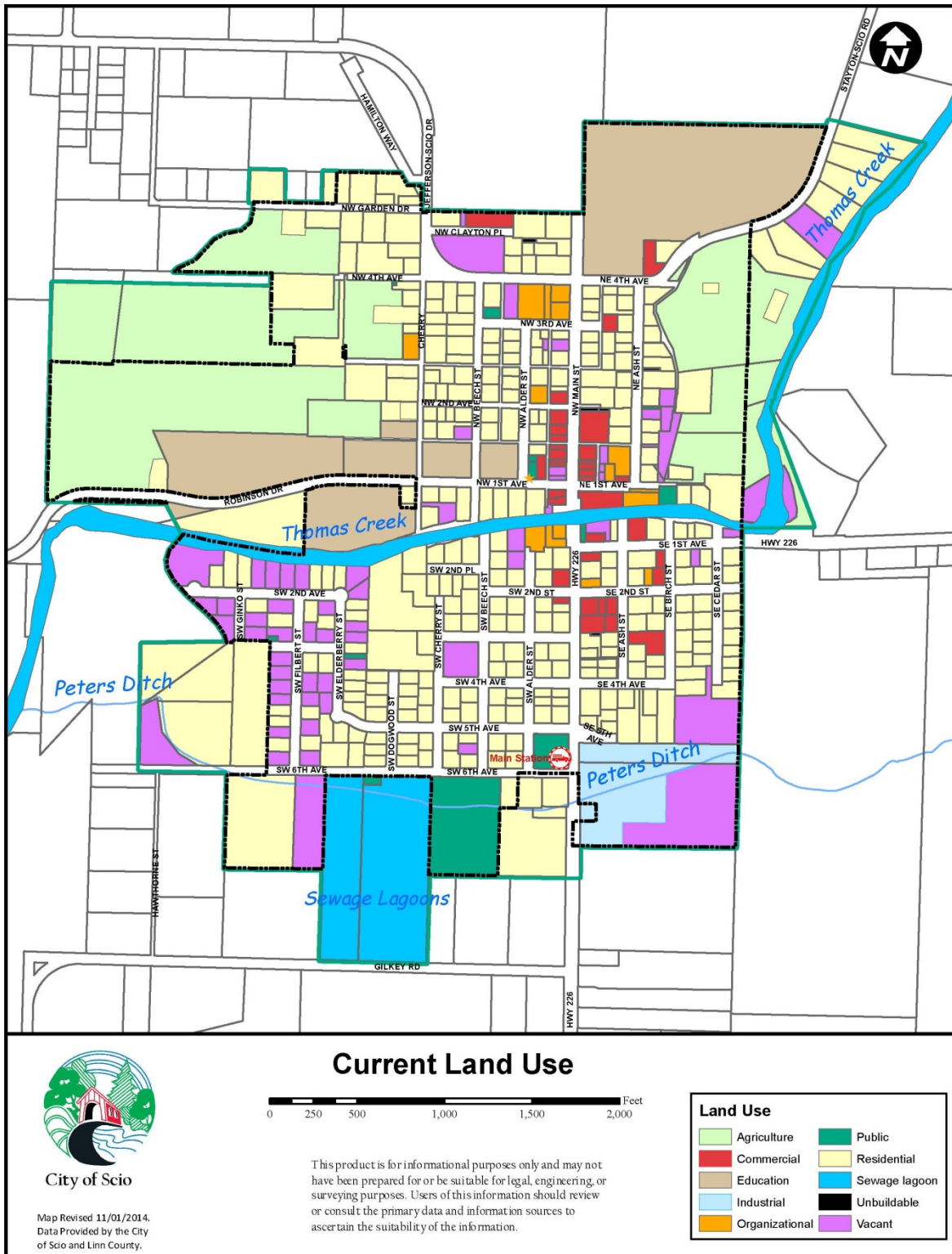
Existing Land Uses	City (Acres)	UGB Area (Acres)	Total	% of Total
Agricultural / Forest	45.38	18.05	63.43	18.8%
Residential	83.06	33.03	116.09	34.5%
Commercial	6.60	0	6.60	2.0%
Industrial	11.97	0	11.97	3.6%
Other Non-Residential (Church, Organizational)	3.82	0	3.82	1.1%
Public: Education & Government	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



## 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>3</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 during the 20-

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<sup>3</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*.

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.

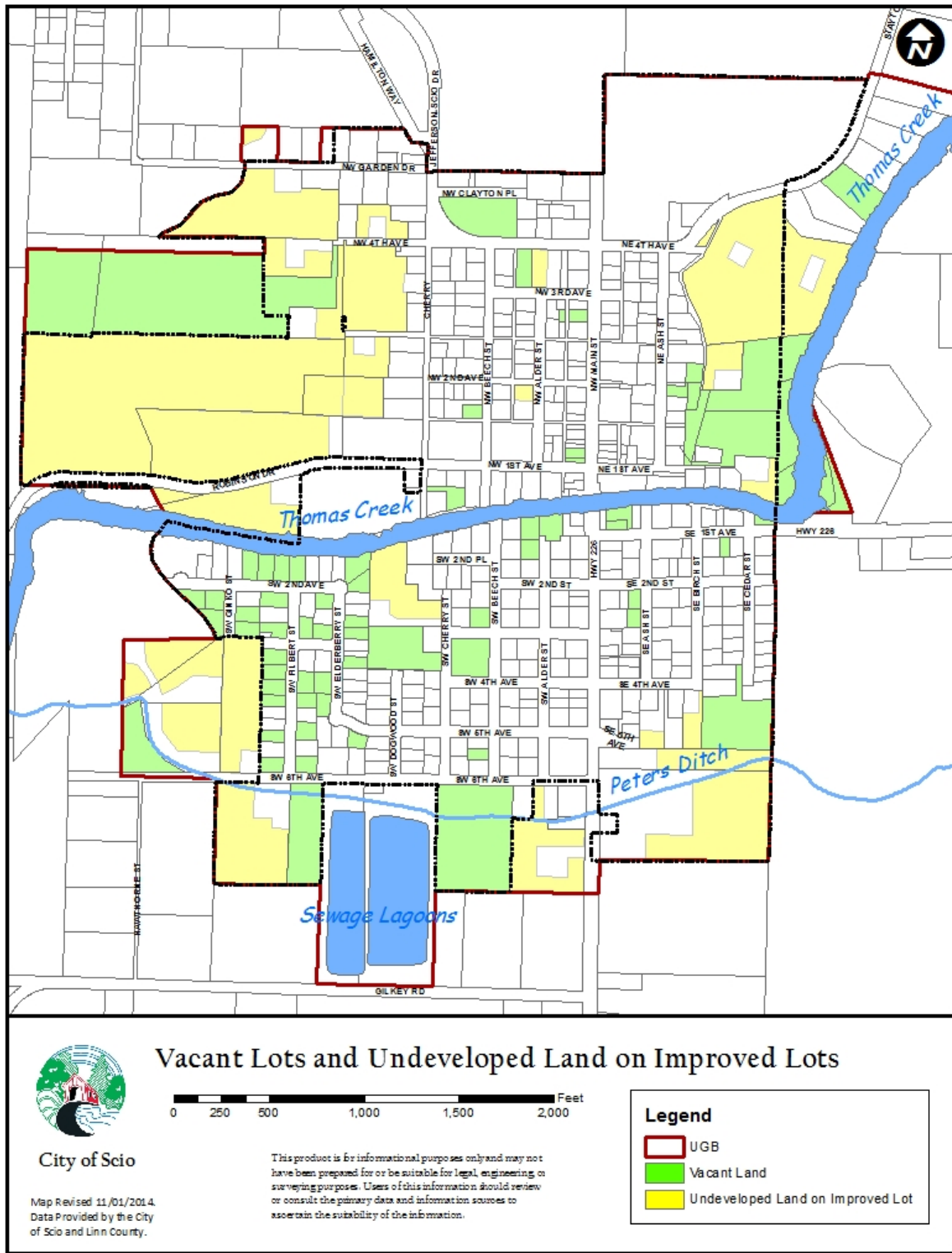
### **Vacant / Agricultural Land:**

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.



## 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**

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

## **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).

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

#### **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.



## **DEVELOPMENT REGULATIONS**

- 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.

## **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.

## **RESERVED FOR FUTURE EXPANSION**

Pages 36–40 Reserved for Expansion