



**City of Scio**  
Covered Bridge Capital of the West

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## SCIO PLANNING COMMISSION STAFF REPORT

**STAFF REPORT DATE:** May 7, 2020 (DRAFT)

**HEARING DATE:** May 27, 2020 7:00 PM Scio Planning Commission  
June 8, 2020 6:00 PM Scio City Council

**FILE NUMBER:** 2020-04 Comprehensive Plan Map Amendment (RES) to (C)  
Zoning Map Amendment (RES) to (C-1)

**APPLICANT/  
PROPERTY OWNER:** Randy Nelson  
Iceland Construction, Inc.  
PO Box 240, Scio, Oregon  
[icelandconstruction@yahoo.com](mailto:icelandconstruction@yahoo.com)

**APPLICANT'S PROPERTY:** Assessor's Map Tax Lot Account Acres Address  
T10S R1W 18AC 00900 30995 0.92 Block 6, Lots 1-8  
South Addition to Scio

**PROPOSAL:** File PL 2020-04 Comp Plan Amendment Residential (RES) to Multi-Family  
Residential (MFR) and Zone Change (R-1) to (R-2)

**SUBMITTAL** **File PL 2020-04 Application for a Comp Plan Amendment/Zone Change.**  
Exhibit 1: Application narrative for "Nelson's Addition" prepared by Udell  
Engineering & Land Surveying, LLC and David Dotson,  
Willamette Valley Planning dated April 1, 2020.

Attachment A Aerial Map  
Attachment B Linn County Assessor's Map  
Attachment C *Scio Comprehensive Plan Map*  
Attachment D *City of Scio Zoning Map*  
Attachment E Nelson's Preliminary Subdivision Plan  
Attachment F Floodplain Overlay Map

## OTHER EXHIBITS

Exhibit A Scio Rural Fire District comments [to be added]

Exhibit B Public Testimony [to be added]

Exhibit C DRAFT Ordinance – To Approve the Land Use File 2020-04

## DECISION CRITERIA

The following criteria apply to this application for a Comprehensive Plan Amendment and Zone Change.

### A. Oregon Statewide Planning Goals and related Oregon Administrative Rules (OAR 660)

- *Goal 1 – Citizen Involvement*
- *Goal 2 – Land Use – Buildable Lands*
- *Goal 7 – Natural Hazards*
- *Goal 10 – Housing*
- *Goal 11 – Public Facilities*
- *Goal 12 – Transportation*

### B. Scio Comprehensive Plan, including

- *Land Use Goals and Policies*
  - *Goal LU-2 Buildable Lands*
  - *Policy LU-4 Residential Lands – Housing Mix*
  - *Policy LU-5 Residential Lands - Densities*
- *Natural Resource Goals and Policies*
  - *Flood Hazard Goals Goal NR-4*
  - *Flood Hazard Policies: NR-8 Flood Hazard Zone and Data*
- *Housing Goals and Policies*
  - *Goal H-2 Housing Opportunities*
  - *Goal H-4 Buildable Land outside Flood Hazard Areas*
  - *Policy H-2 Housing Types*
- *Public Facilities Goals and Policies*
  - *Public Facilities: PF-9 and PF-10 Timing of Public Facilities*
  - *Public Facilities: PF-21 and PF-22 Storm Drainage Facilities*
- *Transportation Goals and Policies*
  - *Proposed Pedestrian Facilities – Map T-4.*
  - *Proposed Safe Routes to School – Map T-7.*
  - *Proposed Future Street Improvements – Map T-8.*
  - *Transportation: Goal 1, Objective 1c: Future Street Improvements.*
  - *Transportation: Goal 1, Objective 2a: Sidewalks*
  - *Transportation: Goal 1, Objective 2b: Safe Routes to School*

### C. Scio Comprehensive Plan Amendment Ordinance 496

- *Section 3 to 6 Application, Filing and Public Hearing Requirements*
- *Section 7 Approval Criteria*

### D. Scio Zoning Ordinance 561 – Article 10, Amendments to the Zoning Ordinance

- *Section 10.010 Application for Amendments*
- *Section 10.020 Public Hearings and Procedural Requirements*

The Planning Commission will make its decision based on the criteria listed above. The criteria listed for the Scio Comprehensive Plan, the Scio Zoning Code and city ordinances can be viewed at the City of Scio website: <http://ci.scio.or.us>

## I. Applicant's Proposal

The City has received an application from Randy Nelson, Iceland Construction, Inc., requesting the City of Scio approve an amendment to the Scio Comprehensive Plan Map and the Scio Zoning Map to redesignate and rezone a one-block site (0.90 acres) from Residential (R-1) to Multi-Family Residential (R-2), as shown on Map 1 and in Table 1. If approved, the applicant proposes to replat the block into four 10,000+ square foot lots and build a duplex on each lot.

Map 1  
**Proposed Comprehensive Plan Map and Zoning Map Amendments**  
**Redesignate & Rezone 0.90-acres from Residential (R-1) to Multi-Family Residential (R-2)**



Table 1  
**Iceland Construction, Inc.**  
**Comprehensive Plan Map and Zone Change Proposal**

#	Assessor's Map and Tax Lot	Acres	Existing Use	Existing Comp Plan Map Designation	Existing Zoning District	Proposed Comp Plan Map Designation and Zoning District
1	10S 1W 18AC TL 00900	0.90	Vacant	Residential	Single-Family Residential (R-1)	Multi-Family Residential (R-2)

## II. BACKGROUND INFORMATION

### A. Pre-Application Information and Application Submittals:

The City staff and Planning Consultant met with the applicant and applicant's engineering consultant in on September 5, 2019 to discuss the applicant's conceptual ideas for development of this 0.90-acre site. During the September meeting, the City staff and consultants reviewed the City's land use application process, public facility deficiencies at the site and development requirements that will apply.

In the applicant's narrative, land use planning consultant David Dodson, Willamette Valley Planning, LLC, explains the proposal to amend the Scio Comprehensive Plan Map map and Scio Zoning Map:

*"The owner is interested in creating 4 lots of roughly 10,000 square feet and constructing duplexes on each lot. The R-1 zoning allows for single-family dwellings; however, duplexes are considered multi-family. In order to construct duplexes on the newly created lots, the zoning needs to change from R-1 to R-2 and the City's Comprehensive Plan Map needs to be amended from Residential to Multi-Family Residential, (Attachments C & D)."*

The applicant filed an application with the City on April 22, 2020. The Comprehensive Plan/Zone Change application was deemed complete on April 23, 2020. In order to comply with the "120-day rule", the City will need to make a decision to approve or deny the proposal by Thursday, August 20, 2020.

### B. Application, Land Use Procedure and Review Requirements:

The application requires a public hearing before the Scio Planning Commission and a second public hearing before the City Council. At the conclusion of the Planning Commission's hearing, they will make a recommendation to the City Council to either approve or deny the proposal. The City Council will then hold a public hearing and make a final decision to approve or deny the proposal. If the Council approves the proposal, the City Council must adopt an ordinance to officially change the Scio Comprehensive Plan map designation and amend the Scio Zoning Map.

The City Planner recommends the City adhere to the following schedule:

May 27, 2020                      Scio Planning Commission Public Hearing. At the conclusion of the hearing the Commission will deliberate and make a recommendation to the City Council. The Planning Commission may continue deliberations at a subsequent meeting.

June 8, 2020 or July 13, 2020

Scio City Council Public Hearing. Receive the Scio PC recommendation and consider public testimony. At the conclusion of the City Council public hearing, the Council will make a decision to approve or deny the Planning Commission's recommendations.

If approved, the City Council will adopt an ordinance at either the June 8, 2020 or July 13, 2020 city council meeting.

Due to the COVID-19 pandemic, the City will hold electronic meetings in lieu of in-person public hearings at City Hall. The City will ensure there are adequate opportunities for the public to participate in the public hearing and for the City to comply with public hearing requirements for a land use decision.

### C. Public Hearings

Planning Commission Public Hearing: A public hearing concerning File 2020-04 will be held before the Planning Commission on Wednesday, May 27, 2020 beginning at 7:00 p.m. The Planning Commission will consider the applicant's presentation and consider public testimony on the proposal. The Planning Commission will continue the public hearing to June 3, 2020 to ensure members of the public and the applicant have an opportunity to present and respond to all testimony prior to the close of the hearing. At the conclusion of the testimony, Chair Beau Buganski will close the public hearing. After the public hearing is was closed, the Planning Commission will deliberate on the proposal and make a recommendation to the Scio City Council.

On (insert date) the Scio Planning Commission recommended the City Council approve/deny application 2020-04. [UPDATE after Planning Commission hearing].

City Council Public Hearing: A public hearing concerning File 2020-04 will be held before the Scio City Council as part of the regularly scheduled city council meeting on Monday, June 8, 2020 beginning at 6:00 p.m. The hearing will be held at the Scio City Hall, 38957 NW First Avenue in Scio.

### D. Notices of Public Hearing:

The proposed Comprehensive Plan Map Amendment and the proposed Zone Change are Post-Acknowledgment Plan Amendments (PAPA). Notice of the proposal was provided to the Oregon Department of Land Conservation and Development (DLCD) on April 22, 2020.

Notice of the public hearings must be provided to affected governmental agencies, adjacent property owners and the community. Notices for both public hearings were provided as follows:

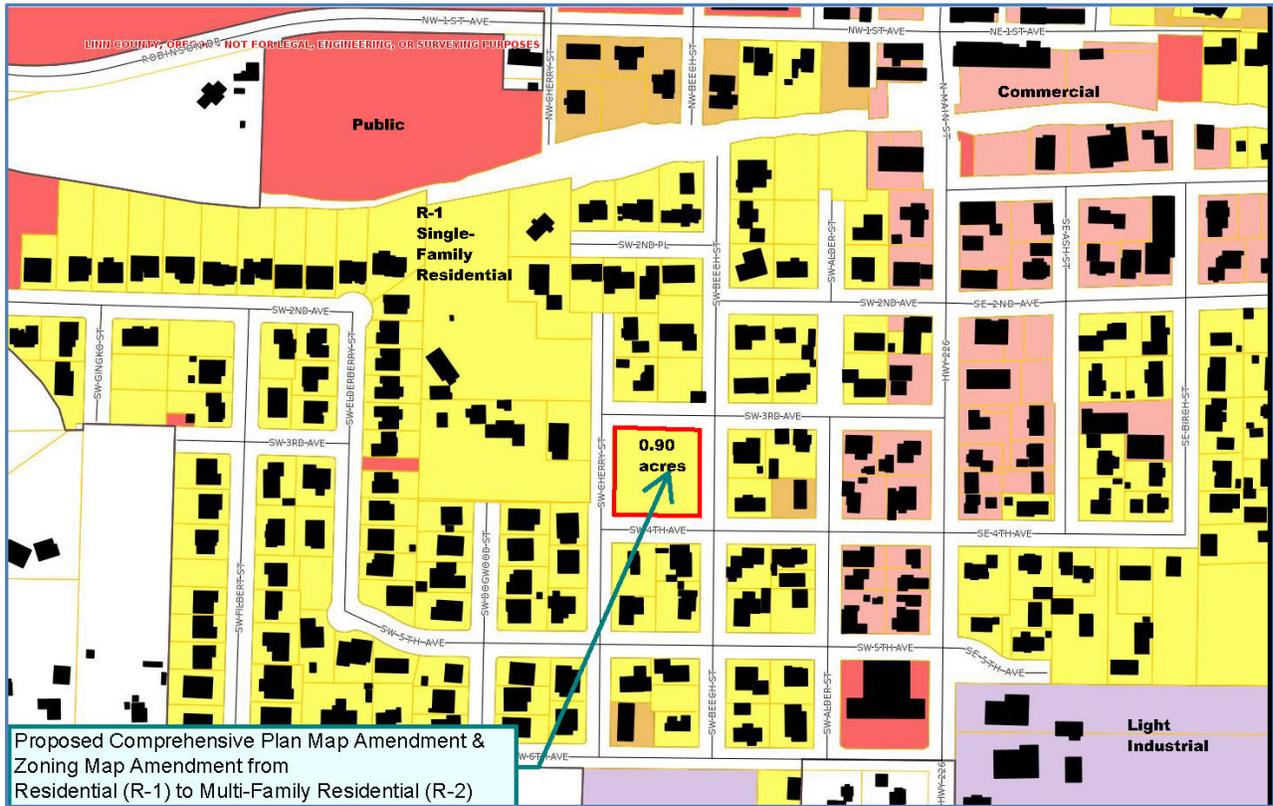
1. Mailing to Adjacent Property Owners: Written notice was mailed to owners of property within 500' of the subject property at least 10 days prior to the initial evidentiary hearing before the Scio Planning Commission and 10 days prior to a public hearing before the City Council. Notice of the initial evidentiary hearing will be mailed to property owners about May 10, 2020, more than 10 days prior to the hearing.
2. Agency Notification: Agency notices were emailed to affected agencies with a request that agency comments be returned to the City by May 14, 2020.
3. Posting: Notices of the public hearing were posted at the U.S. Post Office in Scio, at City Hall and on the City of Scio website.

### F. Existing Conditions:

The applicant provided the following description of the site and surrounding neighborhood:

“The 40,000 square foot parcel is bound by SW Cherry Street, SW Beech Street, SW 4<sup>th</sup> Avenue and SW 3<sup>rd</sup> Avenue, (Attachment A). Originally this property was platted as eight 5,000 square foot city lots as part of South Addition, (Attachment B). Later the 8 lots were consolidated into one lot as it stands today. The flat site is vacant except for a few trees surrounding the perimeter, of which most are Douglas Fir. The site is surrounded by single-family residential homes on all sides, most of which are on 10,000 square foot lots.”

Map 2  
**Proposed Iceland Construction Development Site  
 Surrounding Development and Zoning**



**Surrounding Land Uses:** The site is located in a single-family residential neighborhood.

- North: 38905 SW 3<sup>rd</sup> Ave, 38659 SW Cherry St. & 38912 SW Beech St. Single-family homes on block north of SW 3<sup>rd</sup> Avenue and west of SW Beech Street. There is a vacant 10,000 sf lot on the corner of SW Beech & SW 3<sup>rd</sup> Street.
- West: 38628 and 38646 SW Cherry St. single-family homes and a vacant 1.71-acre parcel between the two homes that is zoned for R-1 residential development.
- East: 38930 SW 3<sup>rd</sup> St. and 38929 SW 4<sup>th</sup> Street. Single-family homes.
- South: 38609 SW 3<sup>rd</sup> St. and 38906 SW Cherry St.

**G. Utilities:**

The applicant submitted Attachment "E" that shows a conceptual site plan with a preliminary subdivision plan for four duplex lots on the 0.90-acre site. Attachment "E" shows existing public and private utilities and storm drainage facilities.

**Water:** City water lines abut the site in SW 3<sup>rd</sup> Ave, SW Beech and SW 4<sup>th</sup> Ave. The applicant proposes to install a new 6" water main on SW Cherry Street to loop the system and provide required fireflows. to the site. [See Attachment E].

**Sewer:** City sewer does not abut the site; the applicant proposes two sewer extensions:

- 8" Sanitary Sewer in SW Beech Street (Extend 100' south from SW 3<sup>rd</sup>)
- 8" Sanitary Sewer in SW Cherry Street (Extend 170' north from SW 4<sup>th</sup>)

**Storm Sewer:** There is a 12" storm sewer at the corner of SW 4<sup>th</sup> & SW Cherry Street. The applicant will be required to submit a storm drainage report and a plan for proposed storm drainage improvements at the time the property is subdivided and developed. The design of the storm system will depend on the street improvements required for the development.

#### H. Streets:

There are platted streets on all sides of the block. Pavement width of existing streets varies on each block, as described below:

SW 3 <sup>rd</sup>	16'+ wide paved turnpike style street with grassy shoulders
SW Beech	17'-20' wide paved turnpike street with gravel & grassy shoulders.
SW 4 <sup>th</sup>	18-22' wide paved turnpike street with gravel & grassy shoulders. Speed hump
SW Cherry	AC pavement, curb, gutter and sidewalk on west side in Thomas Creek Estates. Unimproved street from the end of the Thomas Creek Estates subdivision, along the applicant's frontage and north to SW 3 <sup>rd</sup> Avenue.

Street improvements will be required at the time of subdivision and development of the site. The City Engineer and Planning Commission will determine the type of street improvements at the time of the development.

#### I. Agency Comments and Public Testimony:

1. Agency Comments. Agency comments were solicited from DLCD, the Scio Rural Fire District and private utilities. Agency comments were requested back by May 14, 2020.

[INSERT A SUMMARY OF ALL TESTIMONY HERE].

- Scio Rural Fire Protection District: On May \_\_\_\_, 2020, Chief \_\_\_\_\_, Scio Fire District, responded "The Scio Fire District . . . .", attached as Exhibit A.
2. Public Testimony. As of May 7, 2020, the City has not received any written testimony. Any written testimony received prior to and during its public hearing is hereby made a part of the record and attached as Exhibit B. A summary of the oral testimony will be included in the meeting minutes.

Several issues were raised by the public and planning commissioners: [insert information]

- 1.
- 2.
- 3.

The minutes of the planning commission public hearing will include a summary of public comments received at the public hearing and responses by the applicant and City Planner.

### III. FINDINGS

The applicant submitted an application for a Comprehensive Plan Map Amendment and Zone Change, including an applicant’s statement, findings and Attachments “A” through “F”. [See list on page 2].

An amendment to the Scio Comprehensive Plan Map is reviewed based on applicable criteria found in the Statewide Planning Goals, Oregon Revised Statutes (ORS), applicable Oregon Administrative Rules (OAR) in OAR Chapter 660 and the *Scio Comprehensive Plan*. The *Scio Comprehensive Plan* was updated by the City over a 4-year period from 2015-2019, and compiled into a final plan document in March 2019. The updated *Scio Comprehensive Plan* was acknowledged by DLCD as being in compliance with Oregon Statewide Planning Goals 1 to 14.

The City’s Planning Consultant and the Scio Planning Commission have reviewed the proposal, including the applicant’s submittals, to determine whether or not the proposal complies with the applicable standards and criteria listed on page 2 of this report.

#### A. Statewide Planning Goals, Oregon Laws and Administrative Rules

The following findings address statewide planning goals, Oregon Administrative Rules in OAR Chapter 660 that apply to this application. The applicable ORS and OAR requirements are listed under each statewide planning goal below.

##### Applicant’s Goal and OAR Findings

The applicant has included findings for some of the applicable statewide planning goals, Oregon Administrative Rules in OAR Chapter 660 in Exhibit 1 – “*Nelson’s Addition: An Application for a Comprehensive Plan Map Amendment and Zone Change*” dated April 1, 2020. They are incorporated herein, as if set forth in full.

##### City Planner and Planning Commission Goal and OAR Findings

##### Goal 1 – Citizen Involvement

The City of Scio provides opportunities for citizen involvement in all post-acknowledgement plan amendment proceedings. Notices of the city hearings were provided to affected property owners and agencies. Section II “Background Information” of this staff report outlines the public notice, hearings

and citizen involvement process that is used by the City of Scio. The application, applicant's testimony, public testimony, agency reviews and comments, planning commission minutes and city council minutes are all part of the public record in this case and available to the public. The proposal complies with Goal 1 – Citizen Involvement.

## **Goal 2 – Land Use Planning:**

Goal 2 requires the City to adopt a buildable lands analysis showing the City has a 20-year supply of buildable residential and employment lands to serve the projected growth of the community.

- 2.1 In April 2015, the City of Scio adopted the Scio Buildable Lands Analysis Update (Scio BLA) dated February 2015 in compliance with ORS 197.296 and OAR Chapter 660-024 "Urban Growth Boundaries".
- 2.2 The applicant has prepared Goal 2 and Goal 10 findings that rely heavily on the Scio BLA. They are incorporated herein as set forth in full. The City Planner concurs with the applicant's narrative summarizing the Scio BLA.
- 2.3 The Scio Buildable Lands Analysis Update shows that in 2014 the City had 51.47 acres of buildable land designated and zoned for land in residential use. The report concluded the City of Scio needs 14.71 acres of net buildable residential land to meet the housing needs of the City of Scio for the 20-year planning period that ends in 2035. The City has an adequate supply of buildable land in the Scio UGB to meet the estimated need.
- 2.4 The Scio BLA Tables 16, 17 and 18 review the amount of buildable land that will be needed for single-family homes, duplexes and multiple family dwellings. The City uses a safe harbor approach, allowed by OAR 660-024-0040(8) to estimate the number of units needed. The Scio BLA anticipates the City will add approximately 20 duplex and multiple family dwelling units during the 20-year planning period that ends in 2035.
- 2.5 The City does not allow duplexes and multiple family dwellings in the City's R-1 zone. It requires they be located in the R-2 zone. Therefore, the City of Scio needs to ensure there are adequate buildable lands in the R-2 zone to allow developers to construct needed duplex and/or multiple family dwellings in Scio. At an assumed density of 10 units per acre, the City of Scio will need a minimum of 2.0 acres of net buildable land in the R-2 zone. Scio BLA Table 21 shows there are 5.27 net buildable acres in the R-2 zone to accommodate the need.
- 2.6 The applicant proposes to remove 0.90 acres from the R-1 zone and redesignate and rezone the 0.90 acres R-2 for the duplex development. The City concludes the removal of 0.90 acres from the R-1 zone will leave approximately 38+ acres of net buildable R-1 zoned land in the Scio UGB and a 20-year need for less than 13 acres of R-1 zoned land.
- 2.7 The City looked at the existing R-2 zoned properties in the Scio UGB to determine if public facilities about the sites or can be reasonably extended to them within the next seven years. This analysis will enable the City to determine if the addition of the applicant's 0.90-acre parcel is needed to provide an adequate supply of buildable R-2 zoned land that can be serviced with public facilities.
  - 2.7.1 The City has 5.29 acres of land zoned R-2 for multi-family use on three sites:
    - Site 1 – Vogel. A 4.0+ acre site east of NE Ash Street and north of NE 1<sup>st</sup> Avenue.
    - Site 2 – Clayton. A 1.69-acre site on NW 4<sup>th</sup> Avenue.

- Site 3 – Cherry. A 0.32-acre lot in the 38700 block of NW Cherry Street.

2.7.2 Site 1 (Vogel) is available for redevelopment, but has utility constraints.

- Sewer Constraints. In 2020, the City Engineer updated the City of Scio Wastewater Facilities Master Plan (WWTF Plan), Dyer Partnership, January 2020. The report finds inflow/infiltration into the sewer mains, pipe capacity and pipe condition deficiencies in the Wastewater Collection System east of North Main Street, including the NE 1<sup>st</sup> Avenue and NE Ash Street collection mains. The WWTF Plan recommends rehabilitation and replacement of these sewer collection mains as Priority Level II improvements. The City has not secured funding to make these improvements. Until repairs and replacement of the Priority II projects are completed, redevelopment of the vacant Vogel site is likely to be delayed. The Vogel site also does not have public services abutting the site. Water and street improvements must be extended east of NE Ash Street to the property. Until the sewer repairs are made and the water and street extensions, the City concludes the Vogel site is not readily available for development.
- Water & Street Extensions. Water main and street extensions east of NE Ash Street and north of 1<sup>st</sup> Avenue are needed to serve the site.
- Flood Hazards. A portion of the Vogel site is located in the 100-year flood plain and the 50'-100' wide riparian area adjacent to Thomas Creek. An existing drainage channel (overflow flood channel) on the west side of the site must be retained open for flood overflows during peak storms. This channel was inundated during the January 2012 25-year storm, as shown on Map 4. Any development on Site 1 will be required to provide on-site storm detention, preserve the flood overflow channel and maintain a 50'-100' riparian buffer along Thomas Creek. The City concludes approximately 1.0 to 1.5-acres of the site is constrained not buildable land.

2.7.3 Site 2 (Clayton) is available for redevelopment, but has flooding issues.

- Sewer, Water & Streets: City water, sewer and streets abut the parcel.
- Flood Hazards: Site 2 is within the 100-year flood plain. During the January 2012 flood, the site was inundated to a depth of 2-3 feet. In order to comply with the City's flood plain permit requirements and balanced cut and fill ordinance, a significant portion of the 1.69-acre Clayton site on NW 4<sup>th</sup> Avenue will be needed for flood management and storm detention. In order to be buildable, a developer will have to elevate a new structure and comply with the City's balanced cut/fill ordinance. The City concludes 50% of the site is constrained from development.

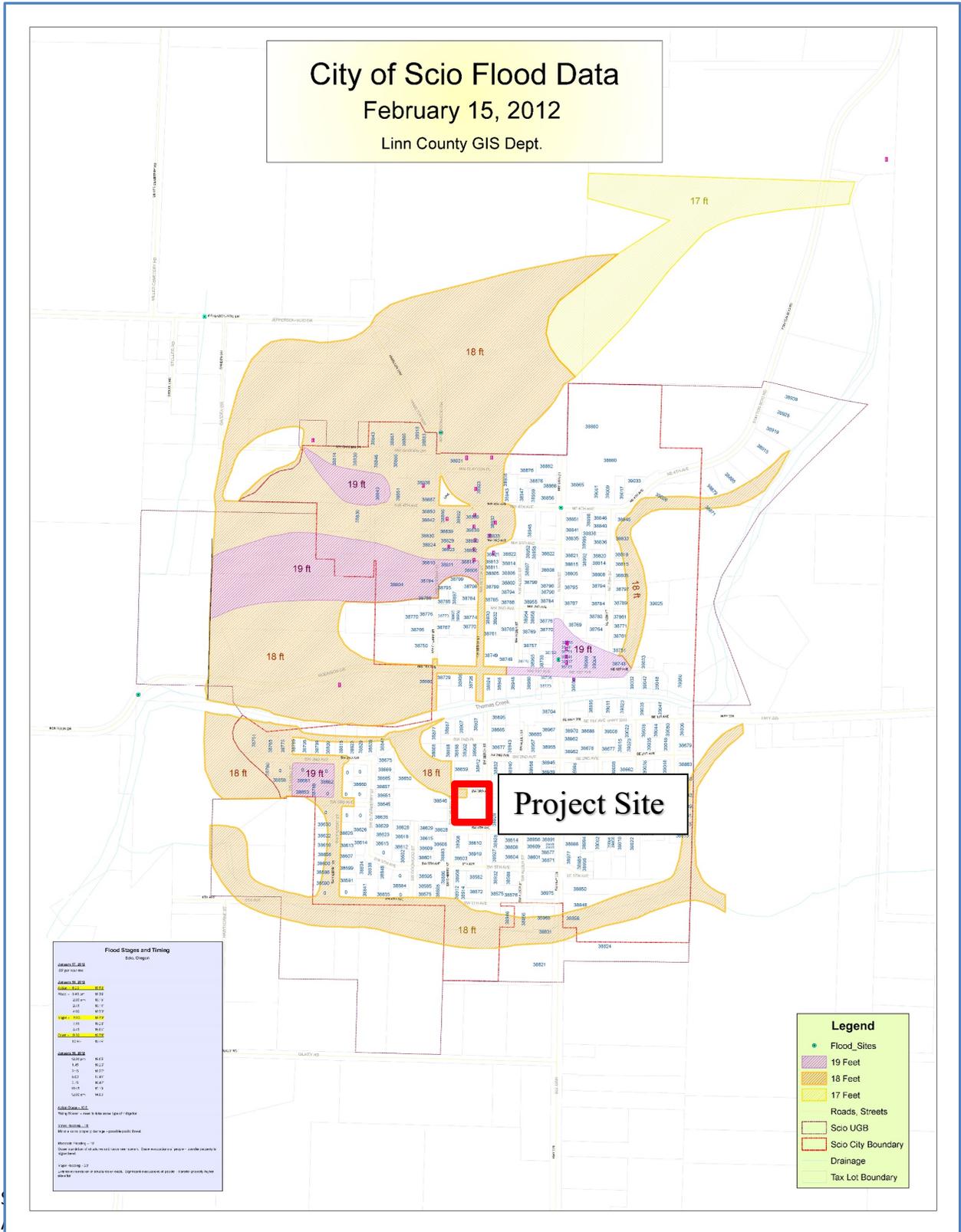
2.7.3 Site 3 (NW Cherry) is available for redevelopment. All public services and streets are available and there are no significant building constraints.

2.7.4 The city concludes Site 1 is not currently available for development and Sites 2 & 3 have 1.00+/- acres of net buildable land available for development with public services readily available to the site.

2.8 The addition of the applicant's 0.90-acre will increase the City's supply of buildable R-2 zoned land.



Map 4  
 City of Scio Flood Data – January 2012 Flood Event



### 7.3 Natural Hazards Goals and Policies:

Chapter 5 of the Scio Comprehensive Plan includes the following “Natural Resources” goals and policies that apply to the proposal.

#### **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-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.

The City of Scio has adopted Ordinance 579, the Scio Flood Plain Management Ordinance and Linn County Flood Management Study (September 2010). The flood management ordinance includes protection measures to govern development within the 100-year flood hazard area. It requires a property owner to obtain a Flood Development Permit from the City and comply with National Flood Insurance Program (NFIP) regulations. Scio Ordinance 536 has a balanced cut & fill requirement to prevent development from causing an increase in flood depths.

At the time of subdivision or site development, the applicant will be required to submit a Flood Plain Development Permit application for any portion of the site that is located in the 100-year flood hazard area. As part of the City’s review of the flood plain development permit, the City will verify whether or not the cut/fill proposal will or will not increase flood elevations and will not impede the flow of floodwaters within or around the site.

7.4 Building Elevation Requirements within the Flood Plain. The first-floor elevation shall be a minimum 2’ above the base flood elevation. Elevation certificates are required for each structure.

7.5 Storm Drainage. There are no storm sewers in place that will serve the full development of the site. Article 13 of the Scio Zoning Ordinance requires city approval of public facility plans and installation of needed public improvements prior to or concurrently with development. Prior to the Planning Commission’s approval of a subdivision or site development plan, the applicant’s civil engineer must prepare and submit a “Storm Drainage Analysis” for the site that complies with the Scio Public Work Design Standards, for the City Engineer’s review and approval.

7.6 Other Natural Hazards. Chapter 5 of the Scio Comprehensive Plan inventories other potential natural hazards. The City has not identified any other natural hazards that impact the site.

The City concludes the City has adopted comprehensive plan goals, policies and development regulations appropriate to manage new development within the Thomas Creek Flood Hazard area and the proposal complies with the applicable Natural Hazards goals and policies. At the time of subdivision or concurrently with site development, the applicant will be required to comply with the city’s development requirements to mitigate negative effects within the 100-year flood hazard area:

1. **Flood Plain Development:** The applicant will either obtain a Letter of Map Amendment approved by FEMA demonstrating the site is outside the 100-year flood plain or obtain a Flood

Plain Development Permit from the City.

2. Storm Drainage Analysis: Complete a storm drainage analysis and design storm drainage improvements in compliance with the City of Scio public works design standards and cut/fill ordinance requirements.
3. Storm Drainage Facility Improvements: Construct storm drainage facility improvements prior to or concurrently with a subdivision and/or site development.

The City Planner concludes the proposal complies with Goal 7 and a new development can comply with the city's flood plain management requirements and storm drainage facilities requirements at the time of development.

### **Goal 10 – Housing**

Goal 10 requires cities to inventory and make available buildable lands that are suitable, available and necessary for all types of residential development.

- 10.1 The applicant has prepared Goal 2 and Goal 10 findings. The applicant's Goal 2 and Goal 10 findings are incorporated herein as set forth in full. The City Planner concurs with the applicant's narrative summarizing the Scio BLA.
- 10.2 The City's Goal 2 findings (pp. 8-10) conclude the applicant's proposal to redesignate and rezone 0.90-acres to a Multi-Family Residential designation and R-2 zone will provide additional buildable land to meet the City's need for duplex and multi-family housing.

The proposal complies with Goal 10.

### **Goal 11 – Public Facilities**

Goal 11 requires cities to plan for the timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development. Chapter 11 "Public Facilities" in the Scio Comprehensive Plan was updated in 2018. The City, Linn County and the Scio Rural Fire Protection District provide a variety of public services including water, sewer, storm drainage, roads, fire protection services and law enforcement. Chapter 11 provides a brief summary of the existing facilities and services and concludes there are adequate services available to serve growth in the community for the 20-year planning period from 2017 to 2035.

- 11.1 Fire Protection/Emergency Medical Services. The site is within the Scio Rural Fire District boundaries. The Fire Chief has no objections to the proposed comprehensive plan/zone change proposal, but noted the fire district will want to review and approve fire protection services for the new residential development prior to issuance of any building permits.
- 11.2 Law Enforcement Services. Linn County provides law enforcement services for the City of Scio and the surrounding rural areas. Law enforcement services will not be affected.
- 11.3 Water. The City of Scio operates a municipal water system. It provides potable drinking water to approximately 300 customers located inside the city limits and a handful of customers outside the City. The site is served by 6" distribution water mains and fire hydrants on three

sides of the site: SW 3<sup>rd</sup>, SW 4<sup>th</sup> and SW Beech Streets. The City's water master plan shows the system is adequately served. Fireflows can be improved by looping the water main on SW Cherry Street.

11.4 Storm Drainage. See Goal 7 – Findings for discussion of storm drainage facilities.

11.5 Sanitary Sewer. The City of Scio operates a wastewater collection and treatment system that serves the community. In 2020, City Engineer Ryan Quigley, Dyer Partnership, LLC, prepared a new wastewater facility master plan for the City of Scio. The master plan shows the site can be served by the Scio sewer system, but requires sewer main extensions to the development site.

The City concludes there are adequate law enforcement, fire protection/emergency medical services, public water and sanitary sewer facilities to serve the property. The City concludes the proposal complies with Goal 11.

## **Goal 12 – Transportation**

Goal 12 requires cities to provide for a safe, convenient and economic transportation system. Due to its size, the City of Scio is not required to prepare a Transportation System Plan. The Scio Comprehensive Plan includes transportation goals and policies that encourage the development of a local streets, roads and pedestrian network to serve the residents of the city.

### **Findings Related to Goal 12 Transportation**

12.1 SW 3<sup>rd</sup>, SW 4<sup>th</sup>, SW Cherry and SW Beech Streets are local streets.

12.2 The Scio Comprehensive Plan includes Transportation Goal T-2 and Objectives 2a, 2b, 2c and 2d encouraging the City to provide pedestrian and bicycle facilities, including Safe Routes to School, concurrently with new development. Map T-9 in Chapter 12 “Transportation” of the Scio Comprehensive Plan shows SW Beech Street is designated as a priority improvement for a pedestrian walkway/safe route to school.

12.3 The Scio local streets plan in Chapter 13 of the Scio Zoning Ordinance 561 shows proposed street improvements, including both turnpike style streets (no curbs) and full urban improvements (curb, gutter, bike lane, pedestrian sidewalks and storm drainage facilities). Chapter 13 requires full urban improvements in a subdivision, unless the improvements are deferred or waived as part of a subdivision review.

12.4 The applicant has provided a conceptual subdivision plan for the site, Attachment “E”, which shows future street improvements on the four streets abutting the site, including pedestrian and bicycle facilities.

At the time of subdivision, the City Planner and City Engineer conclude the applicant can comply with the city's requirements to construct street and pedestrian facilities abutting the site concurrently with a subdivision and/or site development. The proposal complies with Goal 12.

## B. Scio Comprehensive Plan Goals and Policies

The City reviewed the proposal for compliance with the Scio Comprehensive Plan. The applicant's application form and narrative do not address the City's comprehensive plan goals and policies. The following goals and policies apply to the proposal:

### **LAND USE GOALS AND POLICIES**

#### **Land Use Goals:**

**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.*

#### **Residential Lands Policies:**

**Policy LU-4:** Residential zones will allow for a mix of housing types and densities consistent with the existing character of the community, address 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.

### Findings:

- LU-1 The Scio Buildable Lands Analysis Update (2015) shows the City has a need for 2.0+/- acres of buildable residential land for duplex and multi-family development for the 20-year planning period through 2035. (See Goal 2 Findings above on pp. 8-10 for more detailed findings).
- LU-2 The City does not allow duplexes and multiple family dwellings in the City's R-1 zone. It requires they be located in the R-2 zone.
- LU-3 The applicant's proposed Comprehensive Plan Map Amendment and Zone Change will add 0.90 acres of buildable land to the R-2 zone.
- LU-4 The applicant proposes to remove 0.90 acres from the R-1 zone and redesignate and rezone the 0.90 acres R-2 for the duplex development. The City concludes the removal of 0.90 acres from the R-1 zone will leave approximately 38+ acres of net buildable R-1 zoned land in the Scio UGB and a 20-year need for less than 13 acres of R-1 zoned land.
- LU-5 The City of Scio needs to ensure there are adequate buildable lands in the R-2 zone to allow builders to add needed duplex and/or multiple family dwellings in Scio. At an assumed density of 10 units per acre, the City of Scio needs a minimum of 2.0 acres of net buildable land in the R-2 zone to accommodate the need during the 20-year planning period.
- LU-6 Scio BLA Table 21 shows there are 5.27 net buildable acres in the R-2 zone to accommodate the need.
- LU-7 The Goal 2 findings (pp 8-10) conclude 4+ acres of the R-2 zoned land is likely to have development delayed until the City corrects deficiencies to the sewer collection system in the vicinity of NE Ash St. and North Main Street; therefore, public services may not be available to the 4+-acre Vogel site.

LU-8 The addition of 0.90-acres of land to the R-2 zone will enable the City to provide another site option for a duplex or multi-family development in Scio.

The proposal is consistent with Goal LU-2 and Land Use Policies LU-4 and LU-5.

### **NATURAL RESOURCE GOALS AND POLICIES**

#### **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-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.

#### **Findings:**

NR-1 Goal N-4 requires the City to prevent losses as a result of natural hazards, including the 100-year flood plain for Thomas Creek.

NR-2 Policies NR-8 and NR-10 permit development on properties located in the Flood Hazard zone, subject to a Flood Development Permit and compliance with National Flood Insurance Program (NFIP) regulations.

NR-3 The City of Scio has adopted Ordinance 579, the Scio Flood Plain Management Ordinance and Linn County Flood Management Study (September 2010). The flood management ordinance includes protection measures to govern development within the 100-year flood hazard area. It requires a property owner to obtain a Flood Development Permit from the City and comply with National Flood Insurance Program (NFIP) regulations. Scio Ordinance 536 has a balanced cut & fill requirement to prevent development from causing an increase in flood depths.

NR-4 See the Goal 7 findings above for additional findings related to flood hazard requirements.

At the time of subdivision or site development, the applicant will be required to submit a Flood Plain Development Permit application for any portion of the site that is located in the 100-year flood hazard area or provide evidence that FEMA has approved a Letter of Map Amendment (LOMA) removing all or a portion of the development site from the 100-year flood hazard area. *As part of the City's review of the subdivision and flood plain development permit, the City will verify whether or not the proposed cut/fill proposal, street elevations and building elevations will not increase flood elevations and will not impede the flow of floodwaters within or around the site.*

The proposal is consistent with Goal NR-4 and Policies NR-8 and NR-10.

### **PUBLIC FACILITIES AND TRANSPORTATION SYSTEM GOALS AND POLICIES**

#### **Public Facilities Goals:**

**Goal PF-1** *To provide quality public facilities and services for the citizens of Scio, in compliance with state and federal requirements and within the economic capabilities of the community.*

**Goal PF-3:** *To improve storm drainage systems to eliminate existing drainage problems, reduce minor flooding and minimize property damage.*

**Public Facilities Policies:**

- Policy PF-9 The City of Scio will require city water, sewer and storm drainage facilities and services to be available in advance or concurrently with development.
- Policy PF-10 At the time of development, the developer will be required to extend or expand needed public facilities to and through the development site at the developer’s sole cost and expense.
- Policy PF-21 The City may require new development proposals to submit a storm drainage analysis, and proposed plans that protect water quality, ensure balanced cuts and fill, provide storm water detention or retention and comply with low impact storm water development standards.

**Findings:**

- PF-1 The applicant proposes to construct all public facilities concurrently with the proposed subdivision / duplex development project. The applicant has submitted “Attachment E” showing a conceptual plan for public facility and street improvements.
- PF-2 The applicant has not submitted a storm drainage analysis and report. The City Engineer will require a “Storm Drainage Report” and will require a plan showing proposed street and storm drainage improvements to serve the site.
- PF-3 Public improvements must be constructed prior to or concurrently with the subdivision or duplex development.

The City concludes that the applicant’s proposal is consistent with Goals PF-1 and PF-3 and public facilities policies PF-9, PF-10 and PF-21.

**TRANSPORTATION SYSTEM GOALS AND POLICIES**

**Transportation Goals:**

- Goal T-1: Streets and Highway System - Provide for efficient motor vehicle travel within and through the City of Scio.*
- Goal T-2: Active Transportation – Increase the availability of pedestrian and bicycle facilities.*

**Transportation Policies and Objectives:**

- Objective 1c: Review land development proposals using the City’s transportation development standards.
- Objective 2a: Identify bike lane, recreational trail and sidewalk projects that enhance pedestrian/cyclist safety and encourage use of these facilities in Scio, including streetscape amenities such as lighting, benches, banners, and signage.
- Objective 2b: Develop “Safe Routes to School” and walking / biking connections to public facilities, parks and covered bridges.
- Objective 2c: Install way-finding signage directing pedestrians and cyclists to nearby schools, parks, museum, covered bridges and local businesses.
- Objective 2d: Evaluate and improve existing sidewalks. Ensure pedestrian facilities and recreational trails are clear of obstacles and obstructions (e.g., posts, signs, utility poles, trees, noxious vegetation) and comply with applicable Americans with Disability Act (ADA) standards.

**Findings:**

- T-1 SW 3<sup>rd</sup>, SW 4<sup>th</sup>, SW Cherry and SW Beech Streets are local streets.
- T-2 Map T-9 shows SW Beech Street is designated as a priority improvement for a pedestrian walkway/safe route to school. Street improvement plans will be required to incorporate a safe route to school pedestrian walkway or sidewalk on SW Beech Street.
- T-3 The applicant has provided a conceptual subdivision plan for the site, Attachment “E”, which shows future street improvements can be provided on the four streets abutting the site.
- T-4 The Scio local streets plan in Chapter 13 of the Scio Zoning Ordinance 561 shows proposed street improvements, including both turnpike style streets (no curbs) and full urban improvements (curb, gutter, bike lane, pedestrian sidewalks and storm drainage facilities). Chapter 13 requires full urban improvements in a subdivision, unless the improvements are deferred or waived as part of a subdivision review.
- T-5 See Goal 12 findings for additional findings.

At the time of subdivision, the City Planner and City Engineer conclude the applicant can comply with the city’s requirements to construct street and pedestrian facilities abutting the site concurrently with a subdivision and/or site development. Attachment E provides a conceptual plan, but a final plan including street improvements, pedestrian facilities and storm drainage improvements must be submitted with a future subdivision or development plan. The proposal is consistent with Transportation Goals T-1 and T-2 and Objectives 1c, 2a, 2b, 2c and 2d.

**City Planner’s Summary – Compliance with the Scio Comprehensive Plan Goals and Policies**

The City Planner concludes Attachment E, showing proposed public facilities, is adequate for a Comprehensive Plan Map Amendment / Zone Change application and the proposal is consistent with the Scio Comprehensive Plan goals and policies.

If the City approves this application, the applicant will be required to submit more detailed engineering plans and flood development permit information with a subdivision or site development plan application.

**C. Scio Comprehensive Plan Amendment Ordinance 496**

The applicant’s proposal requests approval of an amendment to the Scio Comprehensive Plan map to redesignate a 0.90-acre site from Residential to Multi-Family Residential, as shown on Map 1 above.

Scio Ordinance 496 includes application requirements, standards and criteria for amendments to the Scio Comprehensive Plan. The criteria that apply to this proposal are found in Ord. 496, Section 7:

**Ordinance 496, Section 7: Approval criteria.**

**To approve an application for amendment of the comprehensive plan, findings shall be made that the proposal complies with the following decision criteria:**

1. The proposed amendment is consistent with and does not alter the intent of the applicable sections of the Comprehensive Plan.
2. Other suitable locations are not presently available to accommodate the use for which the amendment is proposed.
3. The proposed amendment will be compatible with adjacent land uses, and will not adversely impact the overall land use pattern in the area.
4. The proposed amendment will not have a significant negative impact on the provision of public facilities such as police and fire protection, water supply and sewage disposal.
5. The proposed amendment will not have a significant negative impact on the provision of transportation facilities.
6. Development limitations, such as soil and foundation suitability, or flood hazard potential, will not adversely affect the land uses which would be permitted through the amendment.

The application complies with the application, filing fee and review procedure requirements for a comprehensive plan amendment as set forth in Ordinance 496, Sections 1 to 6.

### **Applicant’s Narrative and Findings**

The applicant has included findings to address Ordinance 496 requirements. They are included on pp. 5 to 8 of the applicant’s narrative, Exhibit 1 dated April 1, 2020. The applicant’s findings are incorporated herein, as if set forth in full.

### **City Planner Findings for Compliance with Ordinance 496, Section 7 - Approval Criteria**

#### **Criteria 7-1: Consistent with the Scio Comprehensive Plan**

Findings: See Scio Comprehensive Plan findings above, pp. 15-19. The proposal complies with Criteria 7-1.

#### **Criteria 7-2: Other Suitable Locations are Not Available to Accommodate the Use**

Findings:

7-2.1 The Scio Buildable Lands Analysis Update (2015) includes maps showing vacant and developable residential sites in the City of Scio UGB. Map BLA-7 “Available Residential Land” in the Scio Buildable Lands Analysis Update (2015) shows there are only three vacant R-2 zoned parcels in the Scio UGB;

- Site 1 (Vogel), a 4+ acre site east of NE Ash Street
- Site 2 (Clayton), a 1.69-acre site north of NW 4<sup>th</sup> Avenue, and
- Site 3 (NW Cherry), a 0.32-acre site in the 38900 block of NW Cherry Street.

7-2.2 See Findings under Goal 2. Finding 2.7 (pp. 9-10) concludes Site 1 is not currently available for development and Sites 2 & 3 have 1.00+/- acres of net buildable land, with public services adjacent to the site, ready and available for development.

7-2.3 The BLA states the City needs at least 2.0-acres of R-2 zoned land for multi-family residential uses.

The City Planner finds portions of Site 1 and Site 2 are constrained and cannot be fully developed. Net buildable land on Sites 1, 2 and 3, that is currently served with public facilities is less than the 2.0 acres needed for R-2 zoned land. The City Planner concludes the redesignation and rezoning the applicant's 0.90-acre site will add to the City's supply of buildable R-2 land and help ensure the city has alternate buildable sites available to meet the city's housing needs for duplex and/or multi-family development. The proposal complies with Criteria 7-2.

**Criteria 7-3: Compatibility with Adjacent Land Uses and Proposal will not affect overall land use pattern in the area**

Findings:

- 7-3.1 Map 2 (p. 6) shows surrounding land uses are single-family home sites on ¼-acre and larger lots.
- 7-3.2 The Scio Comprehensive Plan Map shows the neighborhood is planned and zoned for residential uses. If rezoned from R-1 to R-2 residential it may be developed for residential uses.
- 7-3.3 The property is currently zoned for single-family residential development. The maximum # of homes permitted on the 0.90-acres is 4 dwelling units.
- 7-3.4 Redesignation and rezoning the property will allow up to 8 dwelling units the 0.90-acre site.

The City concludes the proposed duplex / multi-family zoning is consistent with the Scio Comprehensive Plan map, goals and policies for future residential land uses. The proposal complies with Criteria 7-3.

**Criteria 7-4: No Negative Impact on Public Facilities and Services**

Findings: See the Goal 11 findings and the Scio Comprehensive Plan findings above for "Public Facilities".

The City concludes the city has adequate public facilities to serve the area and there will be no negative impact on public facilities and services. The proposal complies with Criteria 7-4.

**Criteria 7-5: No Negative Impact on Transportation Facilities**

Findings: See the Goal 12 findings and the Scio Comprehensive Plan findings above for "Transportation System".

- 7-5.1 The applicant proposes to construct street frontage improvements concurrently with the proposed subdivision and duplex development on the site.
- 7-5.2 The applicant has submitted proposed findings for Criteria 7-5. Each dwelling unit in an R-2 zone will generate 10 vehicle trips/day for a total of 80 vehicle trips/day. This compares to 40 trips/day that is allowed in the R-1 zone. New dwellings on this block will disperse traffic to SW 3<sup>rd</sup>, SW 4<sup>th</sup>, SW Beech and SW Cherry Street.
- 7-5.3 Local streets are designed to carry 500-1000 vehicle trips per day. There are 45+/- dwelling units in the 10-block area bordered by Thomas Creek, SW Alder, SW 6<sup>th</sup> & SW Cherry Street.

Based on the number of surrounding dwelling units, the total traffic volume of 450-500 vehicles per day from these homes will not reach the design capacity of the local streets.

- 7-5.4 There are no sidewalks or pedestrian facilities on the applicant's block.
- 7-5.5 Local streets do not currently comply with the city's public works design standards.
- 7-5.6 The City will require street and pedestrian improvements, consistent with the City's adopted local street plan and the city's public works design standards, to be installed concurrently with the development. Attachment E provides a conceptual design for abutting street improvements. Detailed engineering plans will need to be submitted with a subdivision application showing street improvements, storm drainage and pedestrian/bicycle facilities that comply with the city standards.

The City Planner concludes the existing street grid layout is adequate and the local streets can be improved concurrently with the development, including new storm drainage, safe sidewalks and pedestrian facilities and widen AC pavement for travel lanes. The City concludes the redesignation and rezoning of the site project will have no negative impact on the local transportation network. The proposal complies with Criteria 7-5.

**Criteria 7-6 Development Limitations – Soils, Flood Hazards, Wetlands will not adversely affect land use permitted with the amendment.**

Findings: See the Goal 7 findings and the Scio Comprehensive Plan findings above for Natural Resource Goals and Policies - "Flood Plain".

- 7-6.1 Goal NR-4 requires the City to adopt and enforce flood hazard regulations to prevent losses in the 100-year flood plain.
- 7-6.2 Policies NR-8 and NR-10 permits development on properties located in the Flood Hazard zone, subject to a Flood Development Permit.

The City concludes there are limitations on the site. The site is entirely within the 100-year flood hazard zone. The City's major concern is that development of the site will not negatively impact storm drainage and cause a change in flood conditions for upstream property owners.

If the City approves the Comprehensive Plan Amendment and Zone Change, the City will review any subdivision plans and flood plain development permits to ensure there is a balanced cut and fill, that buildings are elevated 2' above the base flood elevation, storm drainage is designed so it does not negatively impact downstream properties and flood waters are not negatively impacted by the development. Depending on the project design, the applicant may file a Letter of Map Amendment (LOMA) with FEMA if the applicant's engineer concludes all or a portion of the site can be removed from the 100-year flood plain.

The City concludes the project can be designed so it will not adversely affect adjacent land uses from potential storm drainage or flood hazards. The proposal complies with Criteria 7-6.

**City Planner's Summary – Compliance with the Ordinance 496**

The City Planner concludes the proposed Comprehensive Plan Map Amendment/ Zoning Map Amendment application is consistent with Ordinance 496 and complies with Criteria 7-1 through 7-6.



## **D. Scio Zoning Ordinance – Article 10 “Zoning Amendments”**

The applicant’s proposal includes an amendment to the Scio Zoning Ordinance to rezone the 0.90-acre site from Single-family Residential (R-1) to Multi-family Residential (R-2) for the site shown on Map 1.

Scio Ordinance 561, Article 10 includes application requirements and procedures to considering a zone change application. Sections 10.000 to 10.030 do not include any criteria for review of a zoning map amendment. Therefore, the proposal must comply with the goals and policies in the Scio Comprehensive Plan, as reviewed in Section B above.

### **Procedural Requirements**

The application complies with the application, filing fee and review procedure requirements for a comprehensive plan map amendment and zoning map amendment as set forth in Ordinance 561, Sections 10.010 and 10.020.

### **Applicant’s Narrative and Findings**

The applicant has included findings on page 9 of their narrative dated April 1, 2020 to address Ordinance 561, Article 10 requirements and to identify the R-2 zone requirements which will apply if a duplex development is allowed. They are incorporated herein, as if set forth in full.

### **City Planner’s Summary – Compliance with the Ordinance 561, Article 10.**

The City Planner concludes the proposed zone change application is consistent with the application and procedural requirements of the City of Scio and complies with Article 10, Ordinance 561.

## **IV. PLANNING COMMISSION CONCLUSION and RECOMMENDATIONS**

Based on the findings and conclusions contained in this report, the Scio Planning Commission concludes that the applicant’s proposal complies with the requirements to approve a Comprehensive Plan amendment and Zone Change from Residential (R-1) to Multi-Family Residential (R-2). The Planning Commission recommends the City Council approve the application in File 2020-04.

## **V. PLANNING COMMISSION OPTIONS**

If an electronic meeting is held, the City Attorney may recommend the City following a different public hearing review and approval process. The City Manager will provide guidance to the Commission.

The Planning Commission has several options:

### **A. CONTINUE THE HEARING OR DELIBERATION:**

Continue the Public Hearing or Deliberations to the next regularly scheduled meeting.

**B. APPROVAL:**

Approve the application if the Planning Commission concludes the proposal complies with the decision criteria. No conditions of approval are recommended.

**C. DENIAL:**

Deny the application if the Planning Commission concludes the proposal does not comply with the decision criteria, as follows . . . . [Insert basis for denial].

**VI. MOTIONS**

**Continuance** Motion or direction by the Planning Commission Chair to continue the public hearing to \_\_\_\_\_, 2020 at 7:00 p.m. to consider further testimony on the proposal.

*[The Chair may continue the hearing to consider additional testimony on the entire application or may limit future testimony to specific issues].*

**Approval** Motion to **APPROVE** File 2020-04 to amend the *Scio Comprehensive Plan Map* to redesignate a 0.90-acre one-block site bordered by SW Beech St., SW Cherry St., SW 3<sup>rd</sup> Avenue and SW 4<sup>th</sup> Avenue from a Residential plan designation to a Multi-Family Residential plan designation and to concurrently rezone the property from R-1 to R-2 and to adopt the findings of fact in the Staff Report **dated May \_\_\_\_, 2020.**

**Denial** Motion to **DENY** File 2020-04 because the proposal does not comply with Scio Comprehensive Plan policies . . . . **[list reasons]**

The Planning Commission directs the Planning Consultant to modify the findings and conclusions in the staff report to reflect the Planning Commission’s deliberation and to present the updated findings to the Commission at its regular meeting on \_\_\_\_\_ **2020 at 7:00 p.m.**

**VII. ORDINANCE ADOPTION (If Approved)**

If the Planning Commission and City Council approve the application, the City must adopt an ordinance to amend the Scio Comprehensive Plan Map and the Scio Zoning Map. A draft ordinance will be provided to the City Council.