



Covered Bridge Capital of the West

City of Scio

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Scio Planning Commission Meeting

Scio City Hall - 38957 NW 1st Avenue, Scio, Oregon

AGENDA

July 26, 2023 – 7:00 PM

Chairman - Beau Buganski

Commissioner Richard Androes

Commissioner Katrina Clouse

Commissioner Ellie Ferguson

Commissioner Ron Loewen

Vacant

Vacant

CALL TO ORDER **** ROLL CALL

APPROVAL OF PLANNING COMMISSION MINUTES: January 25, 2023 Minutes

BUSINESS:

1. Public Hearing
PL2023-01– Scio School District – Comp Plan Map/Zone Map Change
10S01W018AC, Tax Lot 104
Presented by: Dave Kinney, Planning Consultant
2. Planning Commission Vacancy

ADJOURNMENT:

ALL PLANNING COMMISSION MEETINGS WILL BE HELD IN PERSON AND ON ZOOM.

The public can join the meeting via Zoom using one of the following options:

<https://us02web.zoom.us>

or phone: 1-253-215-8782

Meeting ID: 860 9625 5891

Passcode: 616569

The Zoom Information will also be available on the City Web Site and City Facebook Page the Thursday, prior to the Monday meeting.

NEXT SCHEDULED PLANNING COMMISSION MEETING(S)

- TBA, 7:00 p.m. Scio City Hall

**City of Scio
Planning Commission Minutes
January 25, 2023**

LOCATION: SCIO CITY COUNCIL CHAMBER, 38957 NW 1ST AVENUE, SCIO

Time Start: 7:00 P.M.

Time End: 7:38 P.M.

CALL TO ORDER

The meeting was called to order at 7:00 pm by Planning Commission Chairman Beau Buganski. Role call was taken by Cathy Martin, Administrative Assistant.

PLANNING COMMISSION MEETING ATTENDANCE LOG

PLANNING COMMISSION	SCIO STAFF
Chairman Beau Buganski	Cathy Martin, Administrative Assistant
Commissioner Richard Androes	David Kinney, Planning Consultant
Commissioner Katrina Clouse	
Commissioner Ellie Ferguson	
Commissioner Ron Loewen	
Commissioner Nicole Zedwick	
Vacancy	

AUDIENCE MEMBERS IN ATTENDANCE

Brian Vandetta, Udell Engineering	Bradley Sandberg
Beverly Sandberg	

AGENDA	ACTIONS
<p><u>APPROVAL OF MINUTES</u></p> <ul style="list-style-type: none"> • April 27, 2022 Planning Commission Minutes 	<p>Zedwick noted that the start time was incorrect in the call to order. Martin will correct.</p> <p>Motion from Commissioner Clouse, seconded by Commissioner Androes to approve the minutes of April 26, 2022 as amended. Motion passed 5:0</p>
<p><u>BUSINESS</u></p> <p>PL2021-02 – Iceland Construction – Extension of Subdivision Approval 10S01W18AC, Lot 900</p> <ul style="list-style-type: none"> a. Presented by – Dave Kinney, Planning Consultant 	<p>Mr. Kinney introduced Brian Vandetta, Udell Engineering, who then addressed the commission regarding the extension request. Mr. Vandetta stated that a backlog in his office occurred, which delayed completion of final engineering plans for the project. The engineering plans have been completed and approved by the city Engineer and DEQ. They need to submit the DEQ 1200-C permit application, but want to wait until just be for the optimum construction period due to the time limits for construction that occur with the approval from DEQ. He stated that they are asking for extension to get through the construction season.</p>

b. Commissioner Discussion

Buganski asked about time needed to complete the process.

Mr. Kinney stated that the code does allow 5 years to complete the work with the engineering approval. Buganski asked if the project can be completed within the 5-year window?

Vandetta stated that he was confident that the completion can be obtained, provided that his client moves forward with construction.

Kinney stated that a motion was needed to grant an extension as the original approval required the project to be completed by a certain date. Loewen stated that he thought that they should be given the whole 5 years for the final completion. Kinney if they wanted to give them the 5 years for completion as allowed in the code, the final date for completion would be May 3, 2026 (five years from the original notice of decision)

c. Planning Commission Decision

Motion from Commissioner Loewen, seconded by Commissioner Zedwick, to extend the completion of the project to May 3, 2026 as allowed by code, on application number PL2021-01 by Iceland Construction. **Motion passed 5:0**

**PL2022-02 – Sandberg, Property Line Adjustment
10S01W18AA, Tax Lots 5801, 5900 & 6300**

a. Staff Report – Dave Kinney

Dave Kinney presented the staff report. Kinney asked the commission to turn to the maps in the staff report. Bradley and Beverly Sandberg wish to set the property lines to match existing fence lines.

b. Council Discussion

Buganski asked about the bump out into the south property. Kinney explained that Sandbergs had previously encroached into the area when it was an undeveloped alleyway. With the city vacation of the alley, that area became property of Ms. Eckhart.

The other part of the property line adjustment with Jantz's is to adjust the property line so that the existing fence between the two properties become part of Sandberg's property.

c. Planning Commission Decision

Motion from Commissioner Loewen, seconded by Commissioner Clouse, to approve the property line adjustment and conditions of approval for File No. PL2022-02, as recommended. **Motion passed 5:0**

ODOT/Highway 226 – Urban Design Review Fieldtrip

Kinney and Martin spoke to the commission regarding the review of conditions with ODOT and City representatives, in order for ODOT to develop a plan for sidewalk/pedestrian crosswalk enhancements along the Highway 226 corridor from SE Ash Street to SW 6th Avenue.

Planning Commission Vacancy

- a. Staff report

Ms. Martin reminded the commission that there is still one opening on the commission. Loewen stated that he would be leaving the commission in the near future as he has plans to move to Nevada this calendar year.

Adjournment

The meeting was adjourned at 7:38 p.m.



City of Scio
Covered Bridge Capital of the West

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SCIO PLANNING COMMISSION
STAFF REPORT

STAFF REPORT DATE: July 17, 2023

HEARING DATE: July 26, 2023 7:00 PM Scio Planning Commission
 August 14, 2023 6:00 PM Scio City Council

FILE NUMBER: PL 2023-01

**APPLICANT/
 PROPERTY OWNER:** Steve Martinelli, Superintendent
 Scio School District No. 95C
 38875 NW First Avenue, Scio, Oregon 97374

APPLICANT’S PROPERTY: Assessor’s Map Tax Lot Account Acres Address
 T10S R1W 18AC 00104 716106 0.21 38729 NW Cherry St.

PROPOSAL: Comprehensive Plan Map Amendment (Residential) to (Public)
 Zoning Map Amendment Multi-Family Residential (R-2) to Public (P)

SUBMITTAL **EXHIBIT A - Application for a Comp Plan Amendment/Zone Change.**
 A-1 Application Form (on file in City Hall land use file)
 A-2 Existing Conditions Site Plan (C-102) (2 sheets)
 A-3 Preliminary Site Plan & Parking Plan (C-103)

OTHER EXHIBITS
 Exhibit B Agency Testimony (on file in City Hall land use file)
 Exhibit C Public Testimony (on file in City Hall land use file)
 Exhibit D DRAFT Ordinance to Approve CP/ZC for File 2023-01

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-12 Public Lands – Sites for Public Facilities*
 - *Policy LU-14 Public Lands – Public Input in Siting of Public Facilities*
- *Natural Resource Goals and Policies*
 - *Flood Hazard Goals Goal NR-4*
 - *Flood Hazard Policies: NR-8 Flood Hazard Zone and Data*
- *Public Facilities Goals and Policies*
 - *Goal PF-1 Provide Quality Public Facilities*
 - *Public Facilities: PF-9 and PF-10 Timing of Public Facilities*
- *Transportation Goals and Policies*
 - *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.*

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

School Superintendent Steve Martinelli has filed an application requesting the City of Scio approve an amendment to the [Scio Comprehensive Plan Map](#) and the [Scio Zoning Map](#) to redesignate and rezone a 0.21-acre lot at 38729 NW Cherry St. from multi-family residential (R-2) to Public (P) as shown on Map 1 and in Table 1.

Map 1
Proposed Comprehensive Plan Map and Zoning Map Amendments
Redesignate & Rezone 0.21-acres from Residential (R-2) to Public (P)
38729 NW Cherry St., Scio, Oregon



Table 1
Scio School District No. 95C
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 00104	0.21	Single-family Dwelling	Residential	Multi-Family Residential (R-2)	Public (P)

II. BACKGROUND INFORMATION

A. Pre-Application Information and Application Submittals:

In April and May 2023, school district officials communicated with the City regarding the District's acquisition of the 0.21-acre residential property at 38729 NW Cherry Street and plans to change the use and remodel the house for administrative offices for the school district. District officials were advised that amendments to the Scio Comprehensive Plan Map and Zoning Map are required to redesignate and rezone the entire property prior to use the existing home for district administrative offices. City staff and consultants explained the City's land use application process and advised district officials about the parking requirements for an administrative office.

On May 16, 2023 the school district filed a land use application with the City. The Comprehensive Plan/Zone Change application was deemed complete on June 13, 2023 after the District submitted a revised site plan.

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. If the Council approves the proposal, the City Council must adopt an ordinance to amend the Scio Comprehensive Plan Map and the Scio Zoning Map.

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

July 26, 2023	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.
August 14, 2023	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 decide to approve or deny the Planning Commission’s recommendations.
August/Sept 2023	If the application is approved, the City Council will adopt an ordinance at either the August 14, 2023 or September 2023 city council meeting.

Since the application includes a legislative amendment to the Scio Comprehensive Plan, the “120-day rule” does not apply.

C. Public Hearings

Planning Commission Hearing: A public hearing concerning File 2023-01 will be held before the Planning Commission on Wednesday, July 26, 2023 beginning at 7:00 p.m. at the Scio City Hall, 38957 NW First Avenue. The Planning Commission will consider the applicant’s presentation and consider public testimony on the proposal. At the conclusion of the hearing, Chair Beau Buganski will close the public hearing. After the public hearing is closed, the Planning Commission will deliberate on the proposal and make a recommendation to the Scio City Council.

City Council Hearing: The City Council is scheduled to receive the planning commission recommendation and hold a public hearing on Monday, August 14, 2023 at the regularly scheduled council meeting which begins at 6:00 p.m. At the conclusion of the public hearing, the City Council will deliberate and decide to approve or deny the application.

D. Notices of Public Hearing:

The proposed Comprehensive Plan map amendment and zoning map amendment is a Post-Acknowledgment Plan Amendments (PAPA). Notice was provided to the Oregon Department of Land Conservation and Development (DLCD) on May 24, 2023.

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 will be 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 public hearings will be mailed to property owners on or July 10, 2023, more than 10 days prior to the initial evidentiary hearing.
2. Agency Notification: Agency notices will be emailed to affected agencies with a request that agency comments be returned to the City on or about July 14, 2023, more than 10 days prior to the initial evidentiary hearing.
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 more than 10 days prior to the initial evidentiary hearing.

F. Existing Conditions:

The district provided the following description of the proposal, the reason the site was selected for the District Office and existing land uses in the surrounding neighborhood:

“The proposed use of the property is for public education – new Scio School District administrative office. The middle school is running out of student space, so we need to move the district office. We would like to stay close to our current buildings.”

The school district acquired the 0.21-acre property at 38729 NW Cherry Street (corner of NW 1st Avenue & NW Cherry St.) on March 30, 2023. There is an existing 1,200 square foot one-story stick-built home on the site. Map 1, a 2021 aerial photograph of the area, shows the parcel is on the south side of NW 1st Avenue across the street from the Centennial Elementary School property and playground for the elementary school and middle school. The Scio Middle School is 1-block east on NW 1st Avenue.

Surrounding Land Uses: The site is located in a multi-family residential (R-2) zone. Map 2 on the next page shows the zoning on surrounding properties and the adjacent land uses.

- | | |
|--------|--|
| North: | Centennial Elementary & Scio Middle School recreational fields on NW 1 st Avenue, between NW Beech & NW Cherry St. |
| West: | Single family residence at 38880 NW 1 st Avenue. The home is outside the Scio city limits and inside the UGB. South and west of the home, the Scio School District owns a 4.51-acre site used for physical ed classes, recreation and youth sports. |
| East: | Two duplexes south of NW 1 st Avenue and west of NW Beech St. |
| South: | A single-family residence at 38717 NW Cherry St. and a vacant 0.32-acre parcel. Both these parcels abut Thomas Creek. |

Map 2
**Proposed Scio School District Office Site
 Surrounding Development and Zoning**



G. Utilities:

The existing house at 38729 NW Cherry St. is served with all public utilities and improved streets and drainage facilities.

Water: City water lines about the site in NW 1st Avenue (6”) and NW Cherry St.

Sewer: A 10” sanitary sewer main is located in NW 1st Avenue abutting the site.

Storm Sewer: A 12” storm sewer is located in NW Cherry St. and in NW 1st Avenue abutting the site. As part of the school’s site development plan for a District Office, the city engineer may require the applicant to submit a storm drainage report, balanced cut & fill data and a plan for proposed on-site storm drainage improvements.

H. Streets:

NW 1st Ave: 38’-wide paved street with curb and gutter. The City is adding ADA ramps and crosswalks in summer 2023 under ODOT Safe Routes to School (SRTS) grant project.

NW Cherry St.: 18’ +/- paved half-street with curbs, gutters and storm drainage facilities on the east side abutting the parcel at 38729 NW Cherry St. No improvements are required for the District Office. A new parking lot is planned behind the house with driveway access from NW Cherry St.

I. Agency Comments and Public Testimony:

1. Agency Comments. Agency comments were solicited from DLCD and the Scio Rural Fire District. Agency comments were requested back by July 14, 2023.

- Scio Rural Fire Protection District: On July 13, 2023, Chief Kyle White, Scio Fire District, responded via email: *“The Fire District doesn’t have any concerns with this project.”*
- Fair Housing Council of Oregon: On June 25, 2023 Sarah Bermudez for the Fair Housing Council of Oregon responded via email requesting a copy of the staff report in order for FHCO to review the proposal for Goal 10 “Housing” compliance.
- City Engineer Ryan Quigley: On July 13, 2023, City Engineer Ryan Quigley provided the following comments to questions posed on the Udell Engineering site plan set, submitted as part of the Comprehensive Plan Zone change application, via email:
 - I. *The sidewalk on the south side of NW First Ave. will be extended to the east, approximately 45 feet from the existing corner. The sidewalk is being extended in this area to accommodate the new ADA accessible curb extension. I believe it would be appropriate to require the sidewalk to be extended from the new terminus point to the east property line of the subject property as part of the lot development.*
 - II. *I do not see any issues with the continued use of existing utilities for the proposed District Office. The site is served by City water and sewer and, after discussion with City Staff, do not know of any issues with these services that would need to be addressed during site development. A relatively new storm drain line is available on NW Cherry St. for future connection, provided storm drain detention is provided for the proposed site development. The east side Cherry St was upgraded and includes a sidewalk, so no improvements would be necessary, as you have indicated in the Staff Report.*
 - III. *I concur with the number of counted spaces at 10, excluding the garage. The parking lot looks to be adequately sized (24’ between end of parking stalls and south end of lot). Additional parking across NW First St. will be accessible via the new curb extension crossing.*
 - IV. *Yes, a balance cut and fill would be required in compliance with flood plain development permit. No concerns with drainage from the parking lot, provided a drainage plan with drainage report is required of the applicant. We anticipate that stormwater detention will be needed prior to connection to the existing stormwater system.*

2. Public Testimony. As of July 10, 2023, the City has not received any written testimony.

Any additional written testimony received prior to and during its public hearing is hereby made a part of the record and is attached in either Exhibit B “Agency Comments” or Exhibit C “Public Testimony”. A summary of the oral testimony will be included in the meeting minutes.

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

III. FINDINGS

The Scio School District No. 95C applied for a Comprehensive Plan Map Amendment and Zone Change. 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 to 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 City'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.

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 Scio BLA compares the overall buildable land that is available against what will be needed over the 20-year planning period through the year 2035. Table LU-6 in Chapter 4 of the Scio Comprehensive Plan summarizes information from the Scio BLA. The table shows 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
TOTAL ACREAGE	96.03	44.84	51.19

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

- 2.3 The Scio BLA included the 0.21-acre site at 38729 NW Cherry St. as already committed to residential use. It is not included in the city’s inventory of vacant or redevelopable residential land. Therefore, the redesignation and rezoning of the site to public use will not reduce the city’s inventory of buildable residential land.
- 2.4 If this application is approved, the 0.21-acre parcel at 38729 NW Cherry St. will be changed from an existing residential use to a public use and the parcel will be removed from the R-2 multi-family residential zone. Despite this change, Table LU-6 shows there is an adequate supply of vacant, buildable land designated and zoned for residential use in the Scio UGB to meet the city’s needs for new/replacement housing during the 20-year planning period. *[See Goal 10 findings for a further discussion and updated land need estimates based on PSU’s 2021 population projections.]*
- 2.5 The Public plan designation and Public zone are intended to provide land for general government buildings and public facilities. The District proposes to redevelop the house at 38729 NW Cherry St. and relocate the School District administrative office from the Scio Middle School to this site.
- 2.6 Table LU-6 lists 24.01 acres of publicly owned land is designated and zoned for public use. The Scio BLA did not analyze the amount of public land needed for general government buildings, parks and open space or educational facilities.
- 2.7 In Chapter 4 on page 29 of the *Scio Comprehensive Plan*, the narrative states: “Government agencies are expected to plan for improved public parks, public facilities . . . to serve the community. As the need arises, these [public] agencies will need to acquire additional property and then redesignate and rezone it for public use.”
- 2.8 Policy LU-8 encourages the revitalization of Scio’s downtown core along N. Main Street and Hwy 226. The retention of the District Office in the center of the city and adjacent to the Centennial Elementary School, the Scio Middle School and the Scio City Hall is consistent with the plan policies to keep employers in and adjacent to the existing downtown commercial district.
- 2.9 Policy LU-12 encourages the City to secure adequate sites for public facilities in areas of the City which can best serve the citizens of Scio. The City staff concludes redevelopment of the house at 38729 NW Cherry St. for a district office keeps administrative staff close to students, school staff, city offices and local businesses. It is an important investment in the revitalization of the city center.

The City concludes the proposal is consistent with the City’s land use goals and policies to encourage public agencies to acquire land for public facilities and investment in a new district administrative office is a positive investment in Scio’s future and will help revitalize the city’s center. The proposal complies with Goal 2.

Goal 7 – Natural Hazards

Goal 7 requires cities to inventory and adopt measures to protect the community from floods, landslides, earthquake and other natural disasters.

7.1 The site *is* located within the Thomas Creek 100-year flood plain, as shown on Map 3. The Linn County Flood Insurance Study (2010) and historical information from the January 2012 flood will be used to evaluate any redevelopment of the site.

7.2 The community has a history of shallow flooding, including NW 1st Avenue adjacent to the City Hall site. A flood in January 2012 caused water to flow in NW 1st Avenue, as shown on Map 4 – “City of Scio Flood Data – January 2012 Flood Event”. The 2012 flood event caused street flooding adjacent to the parcel at 38729 NW Cherry Street.

7.3 Natural Hazards Goals and Policies:

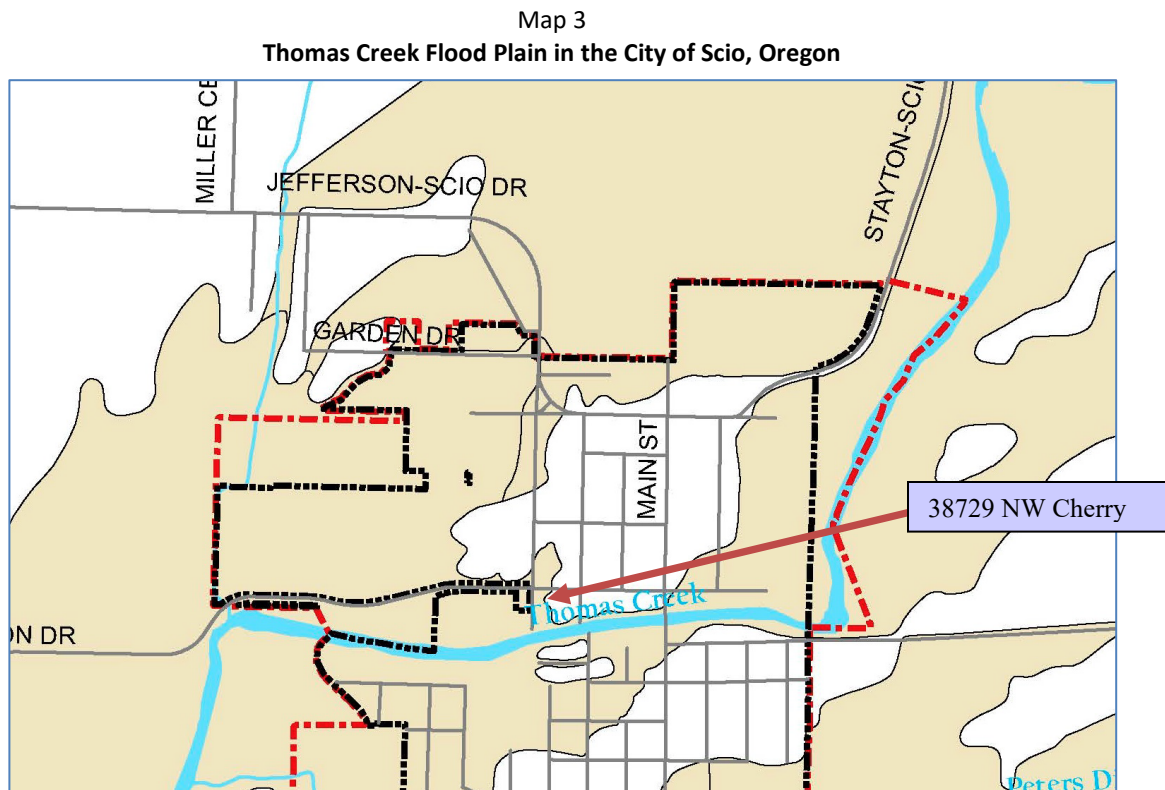
Chapter 5 of the Scio Comprehensive Plan includes the following “Natural Resources” goals and policies that apply to the proposal.

FLOOD AND OTHER NATURAL HAZARDS

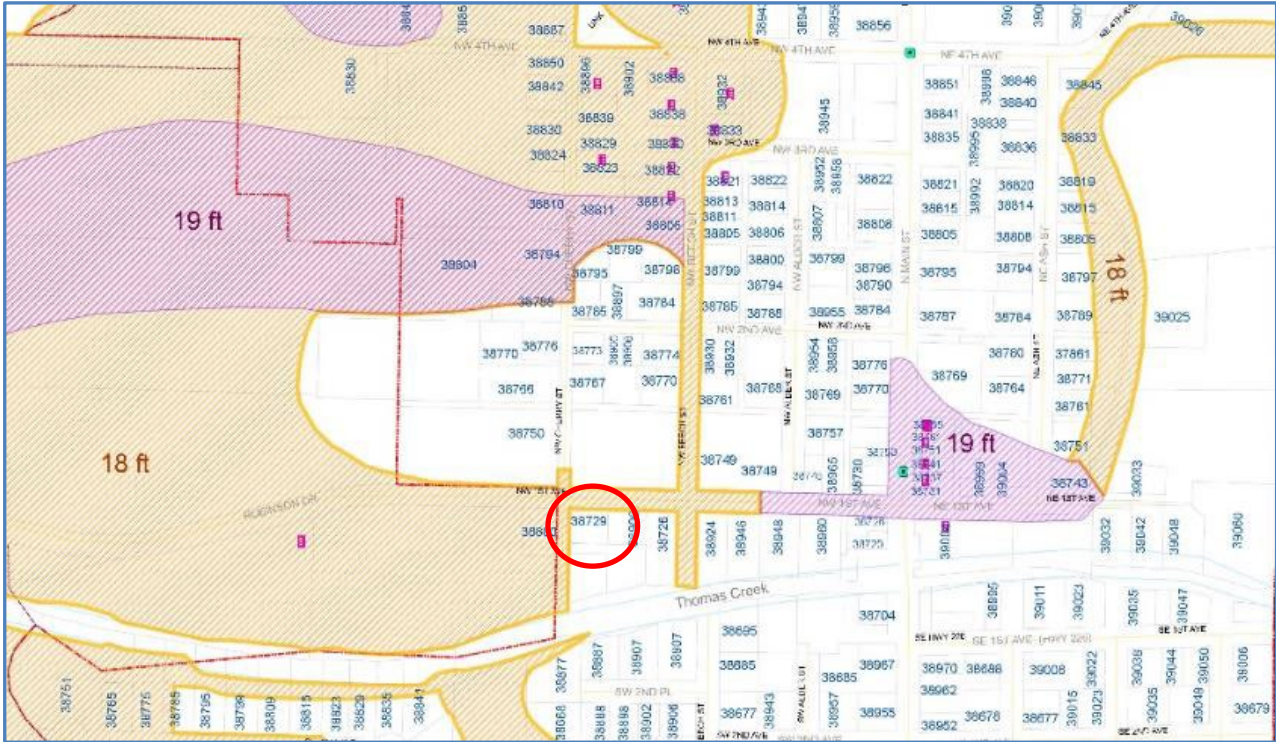
Goal NR-4: *To prevent losses as a direct result of natural hazards, by the identification of hazard areas and the control of development in hazard areas.*

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.



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



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 site development, the City building plans must show the building complies with the City’s flood development regulations. As part of the City’s review of the site plan and building permits, the City will verify the project will not increase flood elevations and will not impede the flow of floodwaters within or around the site.

- 7.4 Storm Drainage. Storm sewers are located in NW 1st Avenue and NW Cherry St. abutting the site. Prior to approval of the site development plan for the new parking area, the applicant’s engineer may be required to prepare a “Storm Drainage Analysis” and certify the site complies with the Scio Public Work Design Standards and balanced cut & fill requirements.
- 7.5 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 site development, the school district’s engineer will need to verify the project will have no negative effects within the 100-year flood hazard area. The applicant’s civil engineer may be required to prepare a storm drainage analysis,

design and construct storm drainage improvements (as needed) in compliance with the City of Scio public works design standards and cut/fill ordinance requirements.

The City Planner concludes the proposal complies with Goal 7 and a site development plan for the project site 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. The City's comprehensive plan must encourage the development of needed housing units to serve persons of all income levels and provide for flexibility of housing locations, types and density.

10.1 The City of Scio Buildable Lands Analysis (Scio BLA) was adopted in 2015 for the 20-year planning period that ends in 2035. The Scio BLA concluded there was a need for 14.7 acres of buildable residential land through the end of the planning period and a supply of more than 51-acres of buildable residential land inside the Scio UGB [See Goal 2 findings above].

10.2 Since 2015, the City has approved construction of 25+/- single-family residential building permits on approximately 8 acres of land in the City. Most new homes were built in the Thomas Creek Estates subdivision in the SW portion of the City. After removal of these 8-acres of developed land, the City Planner estimates Scio has approximately 45 acres of buildable residential land available for development in 2023.

10.3 Scio's certified population estimate for July 2022 was 952 persons. PSU's coordinated population projection for Linn County (June 2021) estimates Scio's population will grow to a population of 1413 by the year 2045, an increase of 461 persons. Using the same methodology, density and housing mix as in the Scio BLA, the City Planner estimates the City will need an additional 35+/- acres of buildable residential land to accommodate the estimated population growth of the City of Scio by the year 2045. As noted in paragraph 10.2, the City of Scio has 45 acres of buildable residential land available for development to meet the housing needs of the City through the year 2045.

10.3 If this application is approved, a 0.21-acre parcel will be removed from the city's inventory of residentially zoned land.

The City Planner concludes that if this application is approved and the 0.21-acre parcel is removed from the city's inventory of residential land, the City has an adequate supply of available buildable residential land to meet the housing needs of the City through the year 2045. 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. Depending on the scope of work for the change in use for district administrative office, the fire district may need to review the project for compliance with the fire code.

- 11.2 Law Enforcement Services. Linn County provides law enforcement services for the City of Scio and the surrounding rural areas. The Scio substation is located at the Fire District main office. 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 NW 1st Avenue.
- 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 2023, City Engineer Ryan Quigley, Dyer Partnership, LLC, prepared a new wastewater facility master plan for the City of Scio. The site is currently served by the existing Scio sewer system.

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 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 local streets, roads and pedestrian networks to serve the residents of the city.

Findings Related to Goal 12 Transportation

- 12.1 NW 1st Avenue and NW Cherry Street 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-6 in Chapter 12 "Transportation" of the Scio Comprehensive Plan recommends pedestrian/sidewalk improvements on NW 1st Avenue including ADA compliant ramps and crosswalks to the Centennial Elementary School and Scio Middle School.
- 12.3 After a fatal accident near the Scio Middle School, ODOT awarded the City of Scio a grant from its Safe Routes to School Program (SRTS) to construct pedestrian safety improvements on NW 1st Avenue (NW Alder west to NW Cherry St.), adjacent to the school-owned properties. Work will be completed by the end of September 2023.
- 12.4 Article 13 "Public Facilities" of the Scio Zoning Ordinance includes public facility improvement requirements that apply to development in the City. Improvement requirements are imposed at the time of development/redevelopment.

The City Planner concludes 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 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.*

Public Lands Policies:

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-14: The City will encourage citizen involvement and input in the planning, siting and design of public facilities.

Findings:

- LU-1 The Scio Buildable Lands Analysis Update (2015) does not identify the amount of buildable land (# of acres) needed for school district facilities during the 20-year planning period through the year 2035.
- LU-2 The *Scio Comprehensive Plan* narrative states: “Government agencies are expected to plan for improved public parks, public facilities . . . to serve the community. As the need arises, these [public] agencies will need to acquire additional property and then redesignate and rezone it for public use.” [Chapter 4, page 29].
- LU-3 The school district’s proposed Comprehensive Plan Map Amendment and Zone Change will add 0.21 acres of buildable land to the Public (P) zone and remove 0.21-acres from the Multi-family Residential (R-2) zone. The removal of the site from the R-2 zone does not reduce the amount of vacant, buildable land in the R-2 zone, because the site has been fully developed.
- LU-4 The school district has retained Udell Engineering to prepare site development and parking plans for the change in use from residential to a district administrative office building. Prior to occupancy of the building, the City must approve the comprehensive plan map amendment and the zone change to a public plan designation and zone since a government office building is not permitted in the R-2 zone.
- LU-5 The school district submitted a conceptual plan (Exhibit A-3, Sheet C-103) for a new parking lot behind the existing building with 6 standard and 2 HC parking spaces. The district proposes a shared driveway with the adjacent parcel. The City Engineer will review the final engineering plans to ensure compliance with City of Scio Public Works Design Standards.
- LU-6 Public hearings for this land use action provide opportunities for citizens to review the school district’s plans and provide public comment.
- LU-7 Goal 2 findings are incorporated herein as if set forth in full.

The proposal is consistent with Goal LU-2 and Land Use Policies LU-12 and LU-14.

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.
- NR-4 The west half of the parcel at 38729 NW Cherry St. is located in the 100-year flood hazard area.
- NR-5 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.

A flood plain development permit is required for the new parking lot. At the time of site development for the proposed parking lot, the City Engineer will verify any cut or fill on the site and the site improvements 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.*

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.

Findings:

- PF-1 Public facilities (water, sewer and storm drainage) serve the existing home at 38729 NW Cherry St., as discussed in Section II-G “Utilities” and Section II-H “Streets” of this report.
- PF-2 The City Engineer will require the applicant to submit a Flood Development Permit for the

parking area and applicant’s design engineer will prepare a “Storm Drainage Report” and a plan showing proposed storm drainage improvements needed to serve the site.

PF-3 No water or sewer improvements are proposed for the change in use.

The proposal is consistent with Goal PF-1 and public facilities policies PF-9, PF-10.

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 lanes, 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 NW 1st Avenue and NW Cherry Street are local streets.
- T-2 Map T-6 and Map T-9 in Chapter 12 “Transportation” of the *Scio Comprehensive Plan* show NW 1st Avenue (NW Alder St. west to Centennial Elementary School) is a priority safe-route-to-school corridor. Section 12.3.3 of the *Scio Comprehensive Plan* narrative discusses the need for wider sidewalks and ADA compliant crosswalks.
- T-3 The City of Scio has received an ODOT SRTS grant to construct wider sidewalks, crosswalk and ADA compliant ramps on NW 1st Avenue. Work will be completed in September 2023.
- T-4 See Goal 12 findings for additional findings.

The City Planner concludes the City will construct sidewalks, ADA ramps, crosswalks abutting the site under the SRTS grant project. The proposal is consistent with Transportation Goals T-1 and T-2 and Objectives 1c, 2a, 2b, 2c and 2d.

The City will require the school district to extend the sidewalk on the NW 1st Avenue to the east property.

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

The City Planner concludes the proposal the Comprehensive Plan Map Amendment / Zone Change application is consistent with the *Scio Comprehensive Plan* goals and policies.

C. Scio Comprehensive Plan Amendment Ordinance 496

The City's proposal requests approval of an amendment to the Scio Comprehensive Plan map to redesignate a 0.21-acre site from Multi-family Residential(R-2) to Public (P), 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.

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 in Section III-B above, pp. 13-16. The proposal complies with Criteria 7-1.

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

Findings:

7-2.1 Chapter 9 of the *Scio Comprehensive Plan* discusses the City's goal to revitalize the historic city center of Scio as a vibrant livable city center. Keeping school district administrative offices close to the existing Centennial Elementary School, Scio Middle school and the city's downtown is a significant investment and an important business retention strategy. The plan reads:

Table ED-8 estimates 85 commercial, service and government jobs will be added by 2035.¹ The City of Scio anticipates the job growth in the commercial business sectors will occur in the retail, health care, hospitality/food services, professional services and be located in or near Scio's commercial area along Hwy 226 and North Main Street or in small home-based business.

¹ Commercial, public and service sector job growth estimate for 2015 to 2035: (122 new jobs * 70% = 85 new jobs).

The City recognizes there are challenges to revitalizing the commercial district. In spite of these challenges, city officials anticipate Scio will continue to serve as a local business, education, government and service center for Scio area residents with a mix of selected community-based businesses. 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. Private investments in building improvements, repairs and painting coupled with the careful design of the streetscape and public spaces can enhance the physical character of the Main St/Hwy 226 corridor as an attractive small-town city center.

7-2.2 The school district does not own any other unused buildings close to the two schools. Acquisition of the 0.21-acre parcel adjacent to both Centennial Elementary School and Scio Middle School enables the district to add classroom areas in Scio Middle School (in areas vacated by the district offices) and to retain district offices within walking distance of both schools.

7-2.3 No additional public investments are required to extend public utilities or streets.

The City Planner finds the proposal encourages reinvestment/redevelopment of the city center. The school district does not own an alternative site close to existing schools. Redevelopment of this site enables the district to prudently manage financial resources for the benefit of the public. 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 1 – Aerial Site Map (p. 3) and Map 2 – Zoning (p. 6) shows surrounding land uses on NW 1st Avenue are public schools (northwest & northeast), school recreational fields (north & west), two duplexes (east) and one single-family home (south).

7-3.2 The Scio Comprehensive Plan Map shows the neighborhood is planned and zoned for future public uses and residential uses. If the 0.21-acres at 38729 NW Cherry St. is redesignated for public use and rezoned from R-2 to Public (P) the current pattern of development will be retained.

The City concludes the proposal is consistent with the Scio Comprehensive Plan map, goals and policies for future public uses and redevelopment of the city’s business district. The proposal complies with Criteria 7-3.

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

Findings: See Section II-G “Utilities”, the Goal 11 findings and the Scio Comprehensive Plan findings in this staff report for a description of existing and proposed 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 Section II-H “Streets”, the Goal 12 findings and the Scio Comp Plan findings above for a description of existing and proposed transportation facilities.

7-5.1 There are existing sidewalks adjacent to the site on NW Cherry St.

7-5.2 ODOT has awarded the City of Scio a Safe Routes to School grant. New sidewalks, ADA ramps and crosswalk improvements will be constructed on NW 1st Avenue (Alder to Cherry) from July 1, 2023 and September 30, 2023. The City concludes improvements will be completed prior to

the relocation of the district administrative offices to 38729 NW Cherry St.

- 7-5.3 The City Engineer has determined that the Scio School District shall extend the sidewalk to the east property line, adjacent to 38729 NW Cherry Street as part of the change of use.

The City Planner concludes the existing and proposed streets, sidewalks, ADA ramps, crosswalks adjacent to 38729 NW Cherry St. are compliant with city requirements. The City concludes the redesignation and rezoning of the lot at 38729 NW Cherry St. 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 of properties located in the Flood Hazard zone, subject to a Flood Development Permit. The proposed parking lot shown on Exhibit A-3 appears to be located within the 100-year flood plain. The design of the parking lot/site improvements must be designed to eliminate or minimize the potential for any flood damage.

- 7-6.3 There are no wetlands identified on the project site.

The City Planner concludes there are limitations on the site. 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 school district’s engineer will need to submit plans for the parking lot/site development that complies with the City’s balanced cut and fill ordinance and be designed so it does not negatively impact upstream and downstream properties.

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 City’s proposal includes an amendment to the Scio Zoning Ordinance to rezone the 0.21-acre site from Multi-family Residential(R-2) to Public (P) 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 and zoning map amendment as set forth in Ordinance 561, Sections 10.010 and 10.020. 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. CITY PLANNER CONCLUSION and RECOMMENDATION

Based on the findings and conclusions contained in this report, the City Planner concludes that the City’s proposal complies with the requirements to approve a Comprehensive Plan amendment and Zone Change from (R-2) to Public (P) and recommends the Planning Commission recommend the City Council approve the application in File 2023-01.

V. PLANNING COMMISSION OPTIONS

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 _____, 2023 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 recommend the City Council **APPROVE** File 2023-01 to amend the *Scio Comprehensive Plan Map* to redesignate a 0.21-acre site at 38729 NW Cherry St. from a Multi-family Residential plan designation to a Public plan

designation and to concurrently rezone the property from Multi-family Residential (R-2) to Public (P) and to adopt the findings of fact in the Staff Report dated July 17, 2023.

Denial

Motion to recommend the City Council **DENY** File 2023-01 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 next regular meeting.

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.

Exhibit List

Exhibit A: Application

The following exhibits are in the land use file at Scio City Hall.

- A-1 Application Form (on file in City Hall land use file)
- A-2 Existing Conditions Site Plan (C-102) - Attached
- A-3 Preliminary Site Plan & Parking Plan (C-103) - Attached

Exhibit B: Agency Comments

The following exhibits are in the land use file at Scio City Hall. The full text of each agency’s comment is included in the staff report.

- B-1 Scio Fire District Email dated July 13, 2023
- B-2 City Engineer, Ryan Quigley, email dated July 13, 2023

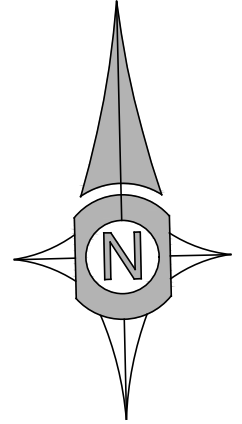
Exhibit C: Public Testimony

No public testimony was received as of July 17, 2023.

Exhibit D: DRAFT Ordinance 6xx

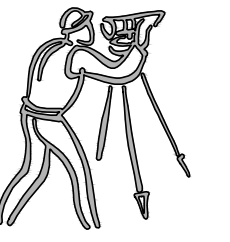
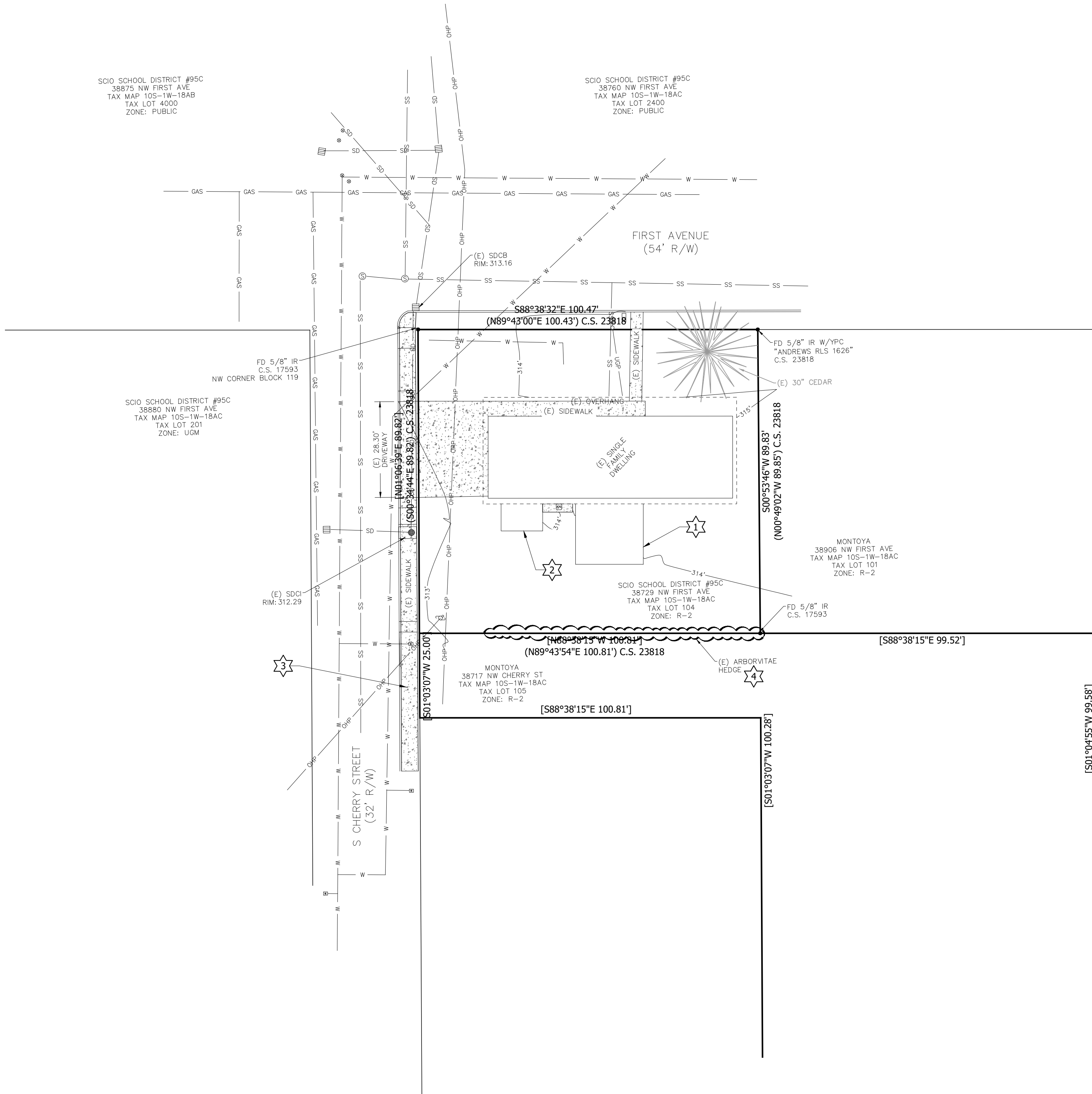
A draft ordinance to approve the proposed Comprehensive Plan Map and Zoning Map Amendment from Multi-family Residential(R-2) to Public (P) for the property located at 38729 NW Cherry St. in Scio.

Exhibit A-2



1 INCH
0 20'

DEMOLITION NOTES	
	REMOVE EXISTING DECK PER CITY OF SCIO STANDARDS.
	REMOVE EXISTING AWNING PER CITY OF SCIO STANDARDS.
	SAWCUT AND REMOVE EXISTING CURB AND SIDEWALK AS NECESSARY FOR NEW DRIVEWAY CONSTRUCTION PER CITY OF SCIO STANDARDS.
	REMOVE EXISTING ARBORVITAE HEDGE PER CITY OF SCIO STANDARDS.



CLIENT:
SCIO SCHOOL DISTRICT
C/O GARY TEMPEL
38875 SW 1ST AVE.
SCIO, OREGON 97374

UDELL ENGINEERING AND SURVEYING, LLC
LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

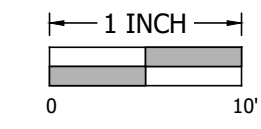
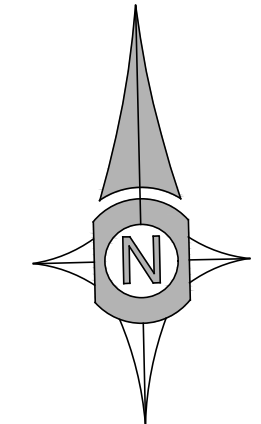
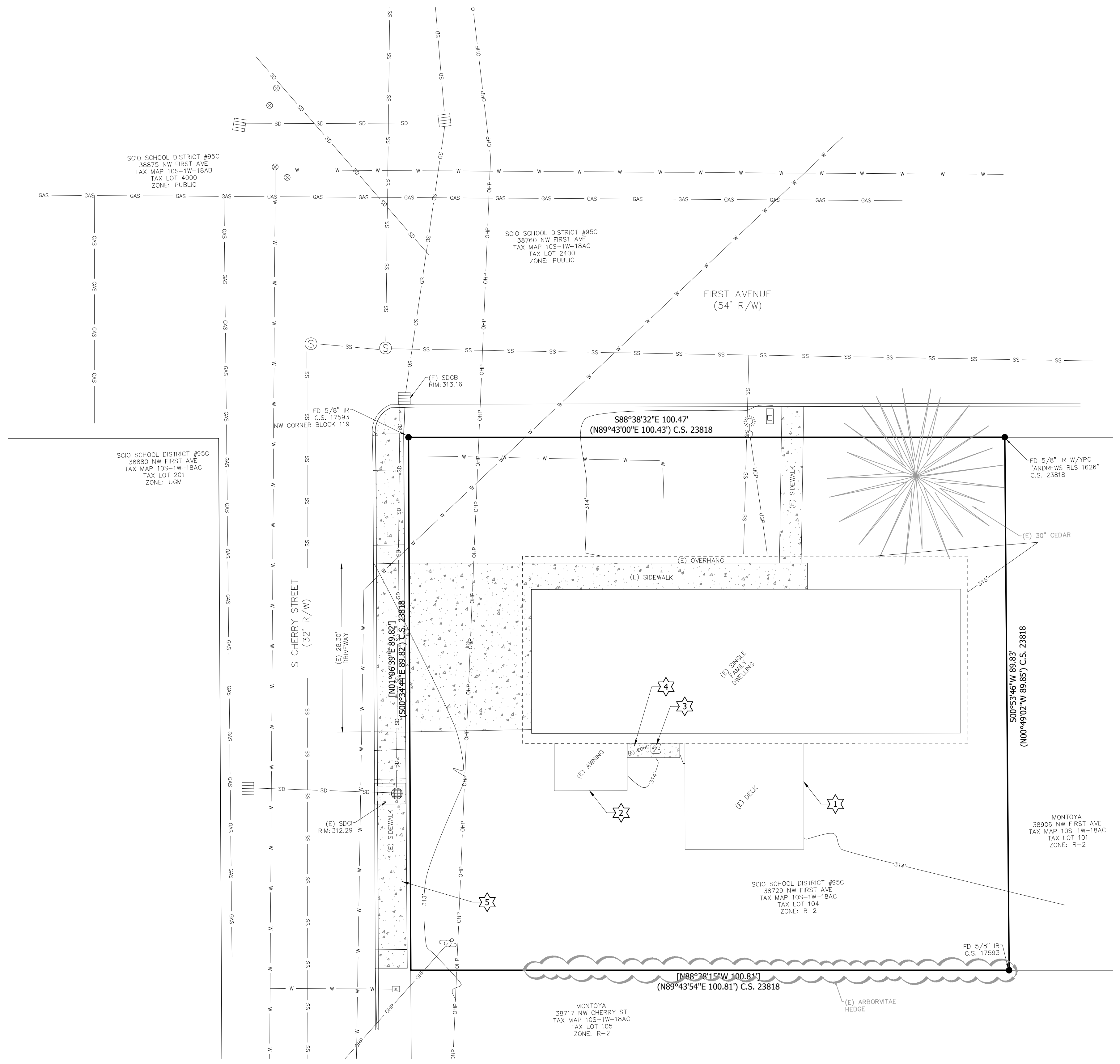
EXISTING CONDITIONS/DEMO PLAN
CHERRY STREET ADMIN OFFICE
SCIO SCHOOL DISTRICT
SCIO, OREGON

DATE: JUNE 13, 2023
PROJECT: 23-125 SCIO SCHOOL, CHERRY ST.
DRAWN BY: BSV, MLM
CHECKED BY: BSV

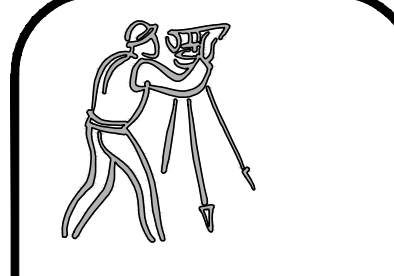
THIS PLAN WAS PREPARED FOR PLANNING PURPOSES ONLY. NOT FOR CONSTRUCTION.

PLAN REVISIONS	DATE

Sheet **C102**
SCALE: SEE BARSCALE



DEMOLITION NOTES	
★	REMOVE EXISTING DECK PER CITY OF SCIO STANDARDS.
★	REMOVE EXISTING AWNING PER CITY OF SCIO STANDARDS.
★	RELOCATE EXISTING AC UNIT TO EAST SIDE OF BUILDING.
★	REMOVE EXISTING CONCRETE PER CITY OF SCIO STANDARDS.
★	SAWCUT AND REMOVE EXISTING CURB AND SIDEWALK AS NECESSARY FOR NEW DRIVEWAY CONSTRUCTION PER CITY OF SCIO STANDARDS.



CLIENT:
 SCIO SCHOOL DISTRICT
 C/O GARY TEMPEL
 38875 SW 1ST AVE.
 SCIO, OREGON 97374

UDELL ENGINEERING AND LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON 97355
 (541) 451-5125 PH.
 (541) 451-1366 FAX

EXISTING CONDITIONS/DEMO PLAN
 CHERRY STREET ADMIN OFFICE
 SCIO SCHOOL DISTRICT
 SCIO, OREGON

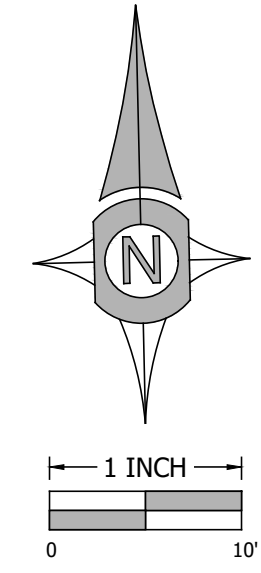
DATE: JUNE 7, 2023
 PROJECT: 23-125 SCIO SCHOOL, CHERRY ST.
 DRAWN BY: BSV, MLM
 CHECKED BY: BSV

THIS PLAN WAS PREPARED FOR
 PLANNING PURPOSES ONLY.
 NOT FOR CONSTRUCTION.

PLAN REVISIONS	DATE

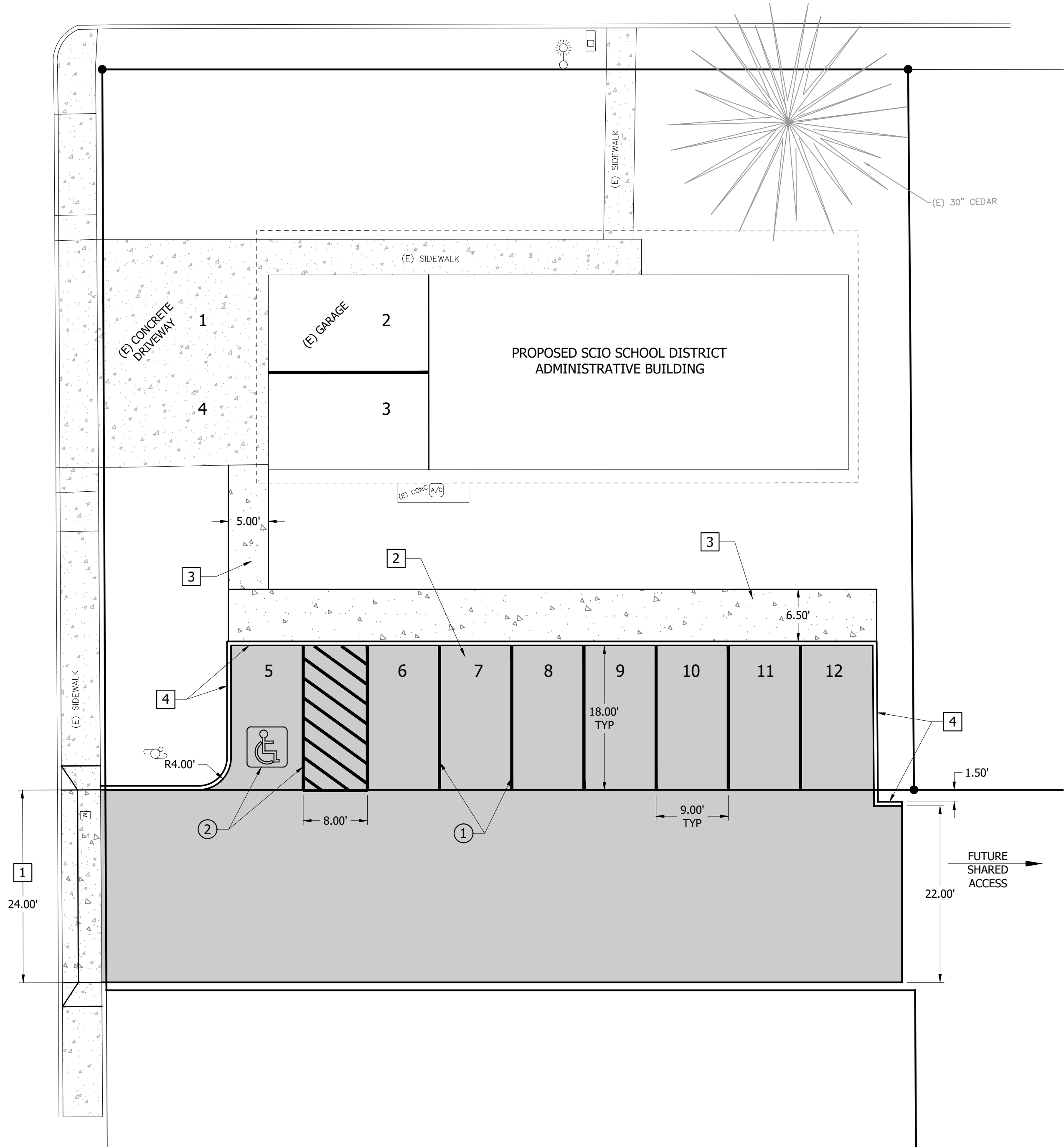
Sheet **C102**
 SCALE: SEE BARSACLE

Exhibit A-3



FIRST AVENUE
(54' R/W)

S CHERRY STREET
(32' R/W)



PAVING NOTES	
1	SAWCUT CURB AS REQUIRED FOR DRIVEWAY INSTALLATION PER CITY OF SCIO STANDARDS.
2	CONSTRUCT PAVED PARKING AREA PER CITY OF SCIO STANDARDS.
3	CONSTRUCT CONCRETE SIDEWALK PER CITY OF SCIO STANDARDS.
4	CONSTRUCT STRAIGHT CURB PER CITY OF SCIO STANDARDS.

STRIPING NOTES	
1	APPLY 4" WHITE PAINTED PAVEMENT STRIPE PER CITY OF SCIO STANDARDS.
2	INSTALL ADA PAVEMENT MARKINGS, STRIPING AND SIGNAGE PER CITY OF SCIO STANDARDS.



CLIENT:
SCIO SCHOOL DISTRICT
C/O GARY TEMPEL
38875 SW 1ST AVE.
SCIO, OREGON 97374

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

PRELIMINARY SITE PLAN
CHERRY STREET ADMIN OFFICE
SCIO SCHOOL DISTRICT
SCIO, OREGON

DATE: JUNE 13, 2023
PROJECT: 23-125 SCIO SCHOOL, CHERRY ST.
DRAWN BY: BSV, MLM
CHECKED BY: BSV

THIS PLAN WAS PREPARED FOR PLANNING PURPOSES ONLY. NOT FOR CONSTRUCTION.

PLAN REVISIONS	DATE

Sheet **C103**
SCALE: SEE BARSCALE



City Of Scio, Oregon



ORDINANCE 6xx

AN ORDINANCE AMENDING THE SCIO COMPREHENSIVE PLAN MAP AND SCIO ZONING MAP TO REDESIGNATE AND REZONE A 0.21-ACRE PARCEL AT 38729 NW Cherry Street IN SCIO, OREGON

WHEREAS, the Scio School District No. 95C has submitted a land use application File 2023-01 regarding a 0.21-acre parcel at 38729 NW Cherry Street in Scio, Oregon; Linn County Assessor’s Map T10S R1W Section 18AC, Tax Lot 00104 in the City of Scio, Oregon; and

WHEREAS, the City proposes to Amend the Scio Comprehensive Plan map to redesignate the property from a Residential plan designation to a Public plan designation and to amend the Scio Zoning Map to rezone the property from a Multi-family Residential (R-2) zone to a City of Scio Public (P) zone,

WHEREAS, the Planning Commission held a public hearing on July 26, 2023 to consider the application and upon deliberation, after the close of the public hearing, recommended the city council approve the application; and

WHEREAS, the City Council held a public hearing on August 14, 2023 and at the close of the hearing the City Council concurred with the Planning Commission recommendation; and

WHEREAS, the City Council adopted findings of fact approving the land use application;

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

SECTION 1: COMPREHENSIVE PLAN MAP AMENDMENT AND ZONE CHANGE:

The Scio Comprehensive Plan Map and the Scio Zoning Map shall be amended to redesignate and rezone the following 0.21-acre parcel listed in Table 1 from Residential (R-2) to Public (P). Attached hereto is Exhibit “A”, which accurately portrays the property to be redesignated and rezoned.

Table 1
Comprehensive Plan Map & Zoning Map Amendment

#	Owner	Linn County Assessor’s Map	Tax Lot	Total Parcel Size (Acres)	Existing Scio Comp Plan Designation and Scio Zoning	New Scio Comp Plan Designation and Scio Zoning
1	Scio School District No. 95C	T10S, R1W, Section 18AC	00104	0.21 Acres	Multi-Family Residential (R-2)	Public (P)

SECTION 2: RECORD. The City Manager shall submit a certified true copy of this ordinance to the Linn County Clerk, the Linn County Assessor and the Linn County Geographic Information System (GIS) office.

SECTION 3. SEVERABILITY. The provisions of this ordinance are severable. If a section, sentence, clause, or phrase of this ordinance is adjudged by a court of competent jurisdiction to be invalid, the decision shall not affect the validity of the remaining portions of this ordinance.

This Ordinance read by title only on the ____ day of _____, 2023.

This Ordinance passed on the _____ day of _____, 2023 by the City Council and executed by the mayor.

Date: _____ By: _____
DEBBIE NUBER, Mayor

Date: _____ Attest: _____
VIRGINIA A. ALLEN, City Manager

APPROVED AS TO FORM

Date: _____ By: _____
JOHN E. KENNEDY, City Attorney

Attachment:

Exhibit "A" – A map showing the 0.21-acre parcel on the Linn County Assessor's Map 10S1W18AC, Tax Lot 00104 to be re-designated Public (P) on the Scio Comprehensive Plan Map and rezoned to Public (P) on the Scio Zoning Map.

ORDINANCE 6xx
Exhibit "A"

File 2023-01
Comprehensive Plan Amendment and Zone Change
Residential (R-2) to Public (P)

38729 NW Cherry Street, Scio, OR

