

*Small Town,  
Big  
Community*



**SCAPPOOSE**  
*Oregon*

**October 2022**

**To report a  
streetlight issue  
please contact  
City Hall  
503-543-7146,  
ext. 224  
Thank you!**

Thank you, Don!  
The City would like to thank Don VanDomelen for serving as the City's Building Official for the past 5 years! If you have any building or development related questions, please reach out to Elizabeth Happala, Community Development Center Office Administrator, at ehappala@cityofscappoose.org or 503-543-7184.

CITY OF SCAPPOOSE  
33568 E. COLUMBIA AVE.  
SCAPPOOSE, OR 97056  
503-543-7146  
CI.SCAPPOOSE.OR.US

**SCAPPOOSE BAY WATERSHED COUNCIL NURSERY**

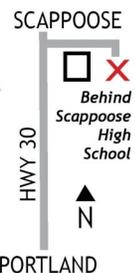
# FALL NATIVE PLANT SALE

Great Plants  
grown by  
Great  
Volunteers  
sold at  
Great  
Prices

Serving  
Columbia  
County  
Since  
1997



Proceeds  
Help  
Local  
Restoration  
Projects



**OCT 8, 2022 • 9am-2pm**

Now accepting payment via  
Square, Check and Cash



www.scappoosebay-wc.org



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### Did you know there are easy ways to pay your water bill?

1. Login to your Xpress Bill Pay account, or use auto-pay through your account online. There are no fees for this either! <https://www.xpressbillpay.com/#/>
2. Make a one-time payment online through Point and Pay. There is a transaction fee assessed by the processing company. <https://client.pointandpay.net/web/CityofScappooseOR>



**FENCES, RETAINING WALLS AND THE SCAPPOOSE MUNICIPAL CODE  
– A Quick Guide**

**INSTALLING A FENCE?**



**OR RETAINING WALL?**



Ensure your fence, retaining wall or an accessory structure near your property line or public Right-of-Way (ROW), complies with the Scappoose Municipal Codes and State of Oregon Building Code.

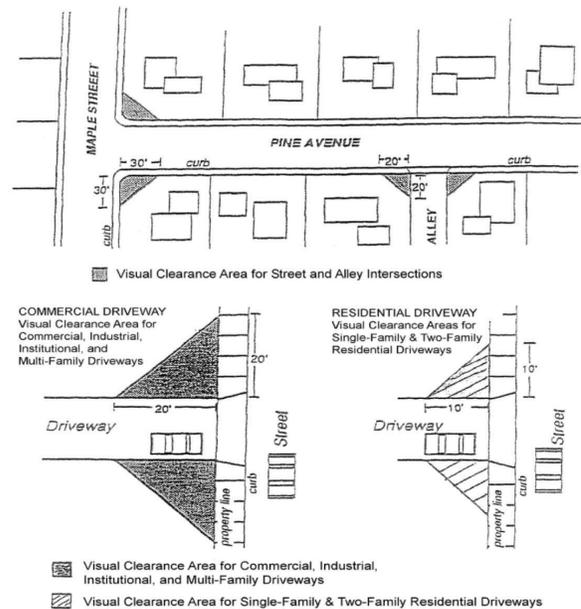
**HEIGHT RESTRICTIONS:**

- Fence, wall, and landscaping heights, within the front yard setback (check your zone, usually 20' from your property line, not edge of street-sidewalk), and may only be up to 4' high when located outside Visual Clearance Areas (VCA).
- Retaining walls up to 4' which do not support a structure or retain materials to protect a structure may be built without Planning or Building Department permits.
- Fences up to 7' may be built without Planning or Building Department permits, when located outside of the front yard setback and VAC.
- Please contact the City Community Development Department for permit requirements if you want to build a fence higher than 7'.
- The City's Landscape, Screening, and Fencing code can be found in Ch. 17.100; <https://www.ci.scappoose.or.us/municipalcode>
- Properties within the special flood hazard areas can have fences, when located out of the floodway, with sufficient openings as not to impede, retard or change flow of water per Ch. 17.84. See link below for floodplain maps; <https://www.ci.scappoose.or.us/planning/page/city-maps>

**VISUAL CLEARANCE AREAS (VCA):**

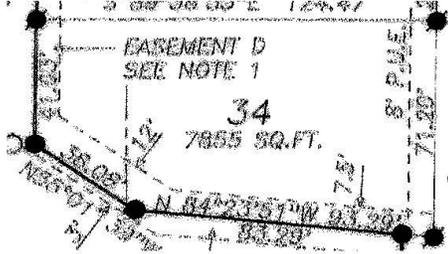
- The Visual Clearance Areas (VCA) for corner lots and driveways require obstruction-free areas for pedestrians and vehicle traffic sight distances. No fence or retaining wall may exceed 3' in height within the VCA.
- The Municipal Code chapter for VCAs can be found within the above code link; Ch. 12.10.

Figure 12.10.1: Visual Clearance Areas for Streets and Alleys



**PROPERTY LINES:**

- Most homeowners are unaware of the location of their property lines and existing Public Utility Easements (PUE) on their property in relation to the public Right-of-Way (ROW) width.
- Fences, retaining walls, and/or accessory structures in a PUE or the public ROW are **not allowed**.
- The City GIS imagery shows only the **approximate** location of property lines.
- To be certain of the exact location of your property is to hire a surveyor to locate your property lines by locating the pins and distances between each.
- Alternatively, you may locate the property pins yourself. Typically, metal property pins are located at the corner of each lot or intersection of property lines. Pin locations are called out on the plat map and surveys which are accessible via the County Web Maps: <https://www.columbiacountyor.gov/departments/Assessor/property-records-online>
- Newer subdivisions have stamped-cap iron rods buried. When a new fence or tree is installed near property corners, these iron rods sometimes get accidentally moved or removed.
- In older parts of the City, the property pin can look similar to a long iron rod/nail or a railroad stake without any caps/markings.
- **Please Note:** it is illegal to remove property pins. Only a licensed surveyor can install or replace property pins.



**PUBLIC UTILITY EASEMENTS:**

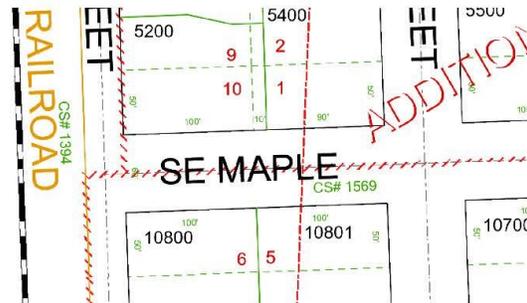
- In most subdivisions there is a 5'-8' Public Utility Easement (PUE) and/or Street Tree Easement (STE) for properties abutting the streets, however each subdivision is different.
- The PUE is an easement **within your** property, not located in the public ROW.
- Easement documents should have been included with the documentation that was required when you purchased your property. If

you do not have it, then contact your title company or contact the County Records Clerk for recorded documents.

- There should **not be any** obstructions in/on a PUE, unless the developer and City explicitly agreed to one when the subdivision was built.
- City GIS imagery will only show City utilities.
- Cable, electric, gas, phone lines **are not shown on City or County maps**.
- Be sure to **call 811** to request locates BEFORE YOU DIG; otherwise you could be responsible for damages; <https://call811.com/>

**RIGHT-OF-WAY:**

- Ensure that you know the location of your property lines and the width of the right-of-way (ROW) abutting your property.
- Columbia County tax maps and past surveys of your property can be found on the County Assessor's web-maps: (contact the assessor's office for assistance with their website; <https://gis.columbiacountymaps.com/ColumbiaCountyWebMaps/>)
- For example: The public ROW width of SE Maple is 60' while the paved width is approx. 30'.



Questions can be directed to Elizabeth Happala at [ehappala@cityofscappoose.org](mailto:ehappala@cityofscappoose.org) or calling 503-543-7184.

# Thank you!



The Scappoose School District wants to thank the community for their support, time, and donations that made the turf field possible at Scappoose High School. The turf allows for year-round use of the area. Please come and watch a soccer match or a football game and check out the new field. While you're there, check out the new multi-purpose training facility, which has turf flooring, storage, batting cages, and an area for workouts.

## City receives award for Movies by Moonlight

JJ Duehren presented Mayor Burge with an award for the City's contribution to Movies by Moonlight



## City Meetings Calendar

- Urban Renewal Meeting - October 3, at 6:00 pm
- City Council Work Session, October 17, at 6:00 pm
- City Council Meeting - October 3 & 17, at 7:00 pm
- 50-Year Stakeholder Advisory Committee Meeting - November 1, at 6:00 pm
- Economic Development Committee—October 20, at noon
- Parks & Recreation Committee meeting - October 20, at 6:00 pm
- Planning Commission—October 27, at 7:00 pm

