

ORDINANCE NO. 720

An Ordinance relating to land use and amending the Scappoose Comprehensive Plan Map and Zoning Map:

THE CITY OF SCAPPOOSE ORDAINS AS FOLLOWS:

Section 1. The property described in Exhibit A, which is attached hereto and incorporated herein, is hereby re-designated from Industrial to Manufactured Home, and is re-zoned from Light Industrial (LI) to Manufactured Home-Residential (MH).

Section 2. The property described in Exhibit B, which is attached hereto and incorporated herein, is hereby re-designated from Manufactured Home to Industrial, and is re-zoned from Manufactured Home-Residential (MH) to Light Industrial (LI).

Section 3. The City Manager is directed to conform the City Comprehensive Plan Map and Zoning Map to the provisions of this ordinance.

Section 4. In support of the proposed Comprehensive Plan Map Amendment and Zone Change, the City Council hereby adopts the recommendations of the Scappoose Planning Commission and the findings included in the staff report dated May 23, 200, regarding the property.

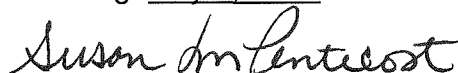
PASSED AND ADOPTED by the City Council this 1day of July 2002, and signed by me in authentication of its passage.

CITY OF SCAPPOOSE, OREGON


Glenn E. Dorschler, Mayor

First Reading: June 17, 2002

Second Reading: July 1, 2002

Attest: 
Susan M Pentecost, City Recorder



ORD
720

7.2

CITY OF SCAPPOOSE

Request for Council Action

Date Submitted: June 27, 2002

Agenda Date Requested: July 1, 2002

To: Scappoose City Council

Through: Jon Hanken, Community Development Director

From: Michael D. Walter, Planning Services Manager

Subject: Second Reading of an Ordinance implementing Comprehensive Plan Map Amendment and Zone Change Applications associated with the Johnson Estates Subdivision

TYPE OF ACTION REQUESTED:

- Resolution
- Ordinance
- Formal Action/Motion
- Contract Review Board
- None - Report Only

ISSUE:

On May 23, 2002 the Planning Commission held both a quasi-judicial public hearing and a limited land use decision to consider an application from Columbia Homes, Inc. (see the attached staff report) for approval of an application for a Comprehensive Plan Map Amendment (CPA 1-02), and Zone Changes (ZC 1-02 and ZC 2-02), in order to allow for the development of a 23-lot residential subdivision and a remaining undeveloped 2.45-acre Industrial property (SB 1-02), on approximately 7.3 acres of land (see the attached staff report). The subject property is located east of the Columbia River Highway, south of the Crown Zellerbach Logging Road, and north of 2nd Street, and is further described as Columbia County Assessor Map No. 3212-012:

Tax Lots 100, 101 and 200.

The Commission voted to forward a recommendation of approval to the City Council in regard to CPA 1-02 and ZC 1-02/ZC 2-02. If approved by the Council, the Planning Commission voted to approve the proposed subdivision.

OPTIONS:

1. Adopt the proposed Ordinance, thereby amending the Scappoose Comprehensive Plan Map and Zoning Map.
2. Do not adopt the proposed Ordinance.

RECOMMENDATION: It is staff's recommendation that the City Council approve the amendments to the Scappoose Comprehensive Plan Map and Zoning Map as approved by the Scappoose Planning Commission.

SUGGESTED MOTION: I move that the City Council approve the proposed Ordinance as presented.

ORDINANCE NO. 120

An Ordinance relating to land use and amending the Scappoose Comprehensive Plan Map and Zoning Map:

THE CITY OF SCAPPOOSE ORDAINS AS FOLLOWS:

Section 1. The property described in Exhibit A, which is attached hereto and incorporated herein, is hereby re-designated from Industrial to Manufactured Home, and is re-zoned from Light Industrial (LI) to Manufactured Home-Residential (MH).

Section 2. The property described in Exhibit B, which is attached hereto and incorporated herein, is hereby re-designated from Manufactured Home to Industrial, and is re-zoned from Manufactured Home-Residential (MH) to Light Industrial (LI).

Section 3. The City Manager is directed to conform the City Comprehensive Plan Map and Zoning Map to the provisions of this ordinance.

Section 4. In support of the proposed Comprehensive Plan Map Amendment and Zone Change, the City Council hereby adopts the recommendations of the Scappoose Planning

Commission and the findings included in the staff report dated May 23, 200, regarding the property.

PASSED AND ADOPTED by the City Council this ____ day of _____, 2002, and signed by me in authentication of its passage.

CITY OF SCAPPOOSE, OREGON

Glenn E. Dorschler, Mayor

First Reading: _____

Second Reading: _____

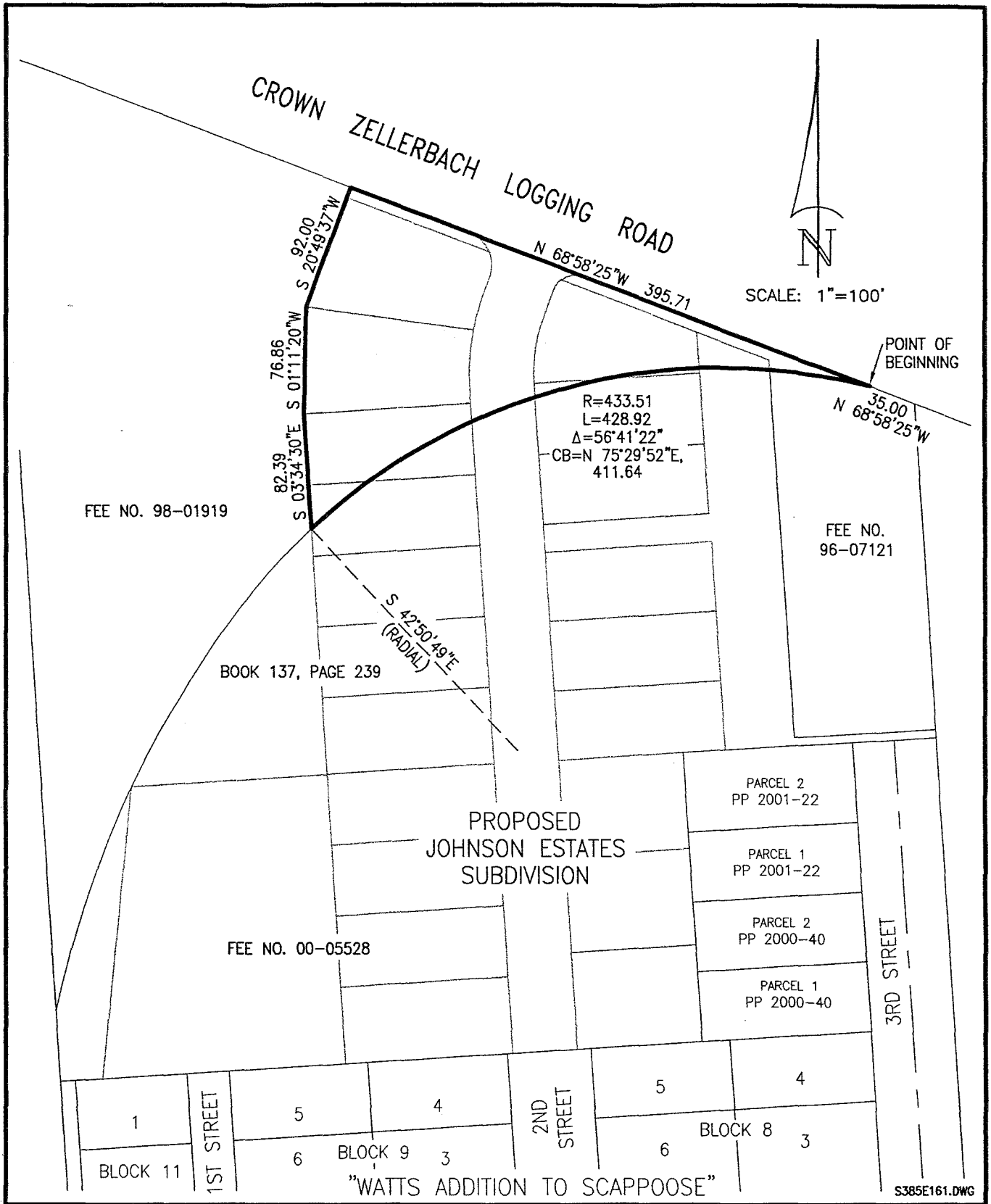
Attest: _____
Debi Schmit, City Recorder

EXHIBIT 'A'
AREA RE-ZONED TO MANUFACTURED
HOME - RESIDENTIAL (MH)
DESCRIPTION
June 26, 2002

A tract of land in the northeast one-quarter of Section 12, Township 3 North, Range 2 West, Willamette Meridian, City of Scappoose, Columbia County, Oregon, also being a portion of that tract described in Fee No. 98-01919, Columbia County Deed Records and being described as follows:

Beginning at the most easterly corner of that certain tract of land described in Fee No. 98-01919, Columbia County Deed Records, which point is on the northerly line of Fee No. 96-07121, Columbia County Deed Records, and bears N.68°58'25"W., 35.00 feet from the northeast corner of said Fee No. 96-07121 tract; thence N.68°58'25"W. along the northerly line of said Fee No. 98-01919 tract, 395.71 feet; thence leaving said northerly line S.20°49'37"W., 92.00 feet; thence S.01°11'20"W., 76.86 feet; thence S.03°34'30"E., 82.39 feet to the southeasterly line of said Fee No. 98-01919 tract and a point of non-tangent curvature; thence northeasterly along said southeasterly line on the arc of a 433.51 foot radius curve right (the radius point of which bears S.42°50'49"E.) through a central angle of 56°41'22", 428.92 feet (chord bears N.75°29'52"E., 411.64 feet) to the Point of Beginning.

Contains 35,901 square feet, more or less.



SKETCH TO ACCOMPANY EXHIBIT 'A'
AREA TO BE RE-ZONED TO
MANUFACTURED HOME-RESIDENTIAL (MH)

JUNE 26, 2002

otak
 Incorporated

surveyors
 engineers
 planners

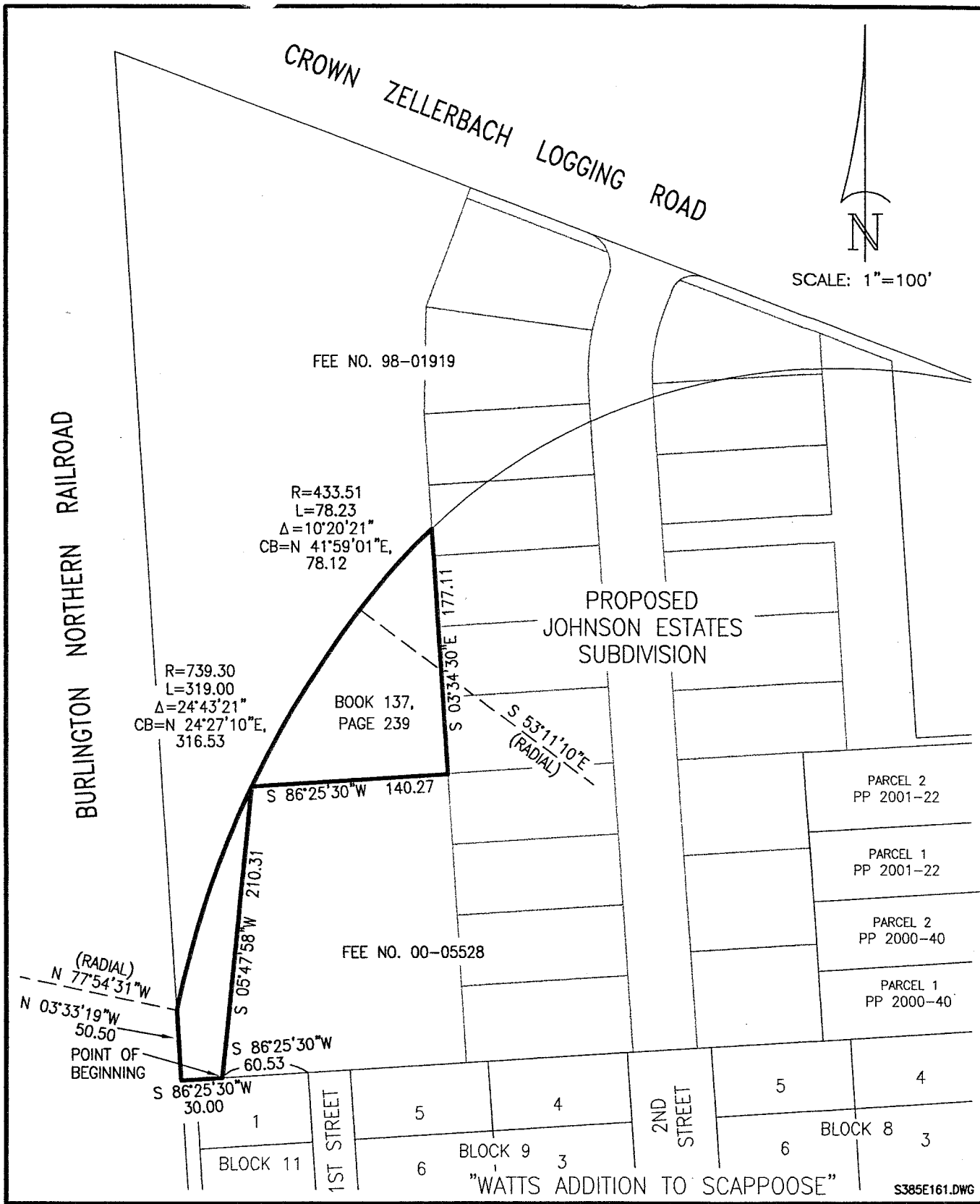
17355 S.W. BOONES FERRY ROAD
 LAKE OSWEGO, OREGON 97035
 (503)635-3618 FAX (503)635-5395

EXHIBIT 'B'
AREA RE-ZONED TO LIGHT INDUSTRIAL (LI)
DESCRIPTION
June 26, 2002

A tract of land in the northeast one-quarter of Section 12, Township 3 North, Range 2 West, Willamette Meridian, City of Scappoose, Columbia County, Oregon, and being described as follows:

Beginning at a point on the northerly line of Lot 1, Block 11, "Watt's Addition to Scappoose", a duly recorded plat in Columbia County, also being the southerly line of Fee No. 00-05528, Columbia County Deed Records, and bearing S.86°25'30"W., 60.52 feet from the northeast corner of said Lot 1, Block 11; thence S.86°25'30"W. along the north line of said Lot 1, Block 11 and its westerly extension, 30.00 feet to the southwest corner of said Fee No. 00-05528 tract; thence N.03°33'19"W. along the westerly line of said Fee No. 00-05528 tract, 50.50 feet to a point of non-tangent curvature; thence northeasterly along the northwesterly line of said Fee No. 00-05528 tract and the northwesterly line of that tract of land described in Book 137, Page 239, Columbia County Deed Records, on the arc of a 739.30 foot radius curve right (the radius point of which bears N.77°54'31"W.) through a central angle of 24°43'21", 319.00 feet (chord bears N.24°27'10"E., 316.53 feet) to the point of curve right of a 433.51 foot radius curve; thence continuing along the northwesterly line of said Book 137, Page 239 tract on the arc of said curve right through a central angle of 10°20'21", 78.23 feet (chord bears N.41°59'01"E., 78.12 feet); thence leaving said northwesterly line S.03°34'30"E., 177.11 feet to the north line of said Fee No. 00-05528 tract; thence S.86°25'30"W. along said north line, 140.27 feet; thence leaving said north line S.05°47'58"W., 210.31 feet to the Point of Beginning.

Contains 19,274 square feet, more or less.



SKETCH TO ACCOMPANY EXHIBIT 'B'

AREA TO BE RE-ZONED TO

LIGHT INDUSTRIAL (LI)

JUNE 26, 2002

otak
Incorporated

surveyors
engineers
planners

17355 S.W. BOONES FERRY ROAD
LAKE OSWEGO, OREGON 97035
(503)635-3618 FAX (503)635-5395

