

ORDINANCE NO. 756

**AN ORDINANCE RELATING TO LAND USE AND
AMENDING THE SCAPPOOSE ZONING MAP**

THE CITY OF SCAPPOOSE ORDAINS AS FOLLOWS:


Section 1. The properties described in Exhibit A, which is attached hereto and incorporated herein by reference, are hereby re-zoned from Low-Density Residential (R-1) to Moderate-Density Residential (R-4).

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

Section 4. In support of the proposed Zone Change, the City Council hereby adopts the recommendations of the Scappoose Planning Commission and the findings included in the staff reports dated February 20, 2004, September 20, 2004 and October 4, 2004, regarding these properties.

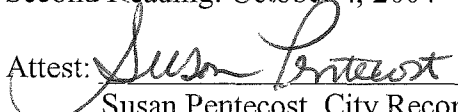
PASSED AND ADOPTED by the City Council this 4th day of October, 2004, and signed by me in authentication of its passage.

CITY OF SCAPPOOSE, OREGON


Glenn E. Dorschler, Mayor

First Reading: September 20, 2004

Second Reading: October 4, 2004

Attest: 
Susan Pentecost, City Recorder

Beginning at a point which is North 211.12 feet and East 206.73 feet and South 64 degrees 13½ min. East 170 feet from the Southwest corner of Section 7, Township 3 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, thence from point of beginning North 20 degrees 06 minutes East 525.60 feet to southerly line of a 40 foot road; thence South 64 degrees 13½ min. East along said southerly right of way line of road 400 feet to the northwesterly corner of that tract of land conveyed by The Watts Estate to C. C. Chambers et ux in deed recorded January 27, 1945 in book 76, page 283, deed records; thence South 18 degrees 05 minutes West 634 feet; thence South 23 degrees 30 minutes West 465.78 feet; thence North 66 degrees 44½' West to point of intersection with a line drawn South 20 degrees 06 minutes West from true point of beginning; thence North 20 degrees 06 minutes East to point of beginning, being a part of The Williams Watts Donation Land Claim, Columbia County, Oregon,

containing ten acres, more or less.

The above described premises are within the boundaries of the Scappoose Drainage District and subject to the levies and assessments thereof; also, subject to roads and right-of-ways and conditions as contained in a deed from the State of Oregon to the Scappoose Drainage District, recorded February 10, 1933 in Book 55 on page 188 of deed records of Columbia County, Oregon, as follows: "Subject, however, to the right of way for ditches, canals and reservoir sites for irrigation purposes, constructed, or which may be constructed, by authority of the United States or otherwise" and subject to the outstanding drainage district bonds;

PAGE 1 - WARRANTY DEED

exhibit A

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