

CITY OF SCAPPOOSE
NOTICE OF CONSOLIDATED QUASI-JUDICIAL AND LIMITED LAND USE PUBLIC
HEARINGS

Docket # SB1-16, SLDP2-16, MaV1-16

BMP Design LLC is requesting approval of an application to subdivide Columbia County Assessor Map No. 3211-DA-00300 to create 8 residential lots (SB1-16) in the Low Density Residential (R-1) zoning district. The site is located east of Meacham Lane, between SW JP West Road and SW Keys Crest Drive. The applicant is also requesting approval of a Sensitive Lands Development Permit (SLDP2-16) due to slopes exceeding 20% within the subject property, and a Major Variance (MaV1-16) to allow for reduced setbacks to an existing house on proposed Lot 1.

The meeting is scheduled for Thursday, November 9, 2017 at 7:00 p.m. in the Council Chambers of Scappoose City Hall located at 33568 East Columbia Avenue. Subdivisions are a Limited Land Use Decision and do not require a public hearing (there will be no opportunity to provide verbal testimony). Sensitive Lands Development Permits require a Quasi-Judicial Public Hearing (both verbal and written testimony may be provided).

The Planning Commission's decision on the above public hearing items must be based on findings that a specific set of criteria have been or have not been met. Comments submitted in regard to the application should be directed toward applicable sections of Title 17 (Land Use and Development) of the Scappoose Municipal Code, with particular emphasis on Chapters 17.44 (R-1, Low Density Residential); Chapter 17.86 (Sensitive Lands- Slope Hazard); Chapter 17.134 (Major Variance); Chapter 17.150 (Land Division – Subdivision); Chapter 17.104 (Street Trees); 17.154 (Street and Utility Improvement Standards); 17.162 (Procedures for Decision Making - Quasi-Judicial), and 17.164 (Procedures for Decision Making - Limited Land Use).

The decision-making criteria, application, and records concerning this matter are available in the Scappoose Community Development Center office at 52610 NE 1st Street, Scappoose, Oregon during working hours or by calling (503) 543-7184.

Interested parties may submit written comments to the City of Scappoose, City Planner, 33568 E. Columbia Avenue, Scappoose, Oregon, 97056 or fax comments to (503) 543-5679 by 5:00 p.m. Wednesday, November 8, 2017. Failure to raise an issue in writing prior to the close of the public comment period, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes appeal on that issue.

The City of Scappoose does not discriminate on the basis of handicap status in its programs and activities. If special accommodations are necessary please contact the City Recorder at City Hall, (503) 543-7146. This notice also posted on the City's website at www.ci.scappoose.or.us.

CITY OF SCAPPOOSE

SUSAN REEVES, CITY RECORDER

TTY 1-503-378-5938
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