

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

The Scappoose Planning Commission has scheduled a consolidated Limited Land Use Decision and Quasi-Judicial Public Hearing to consider the following applications:

Docket # SDR2-19/MiV2-19/PLA2-19/SLDP1-19

Equitect Ltd. has submitted applications for Site Development Review (SDR2-19), Minor Variance (MiV2-19), Property Line Adjustment (PLA2-19), and Sensitive Lands Development Permit-Flooding (SLDP1-19). The request is to allow for the construction of a multi-family development consisting of two 18-unit buildings, to include; a total of (12) studio units, (9) one bedroom units, (9) two bedroom units, (6) three bedroom units, a minor variance to the height allowance, a property line adjustment to reconfigure the two parcels, and a permit to construct the parking and associated site amenities in the portion of the property located within the floodplain. The site is located north west of the NW Laurel and NW 1st Street intersection, on property described as Columbia County Assessor Map # 3212-BD-00800 and 3212-BD-00900.

The meeting is scheduled for **Thursday, June 13, 2019, at 7:00 p.m.** in the Council Chambers of Scappoose City Hall located at 33568 East Columbia Avenue. Site Development Review and Property Line Adjustments are Limited Land Use Decisions and do not require a public hearing (there will be no opportunity to provide verbal testimony, however written comments are permitted prior to the close of the public comment period). Minor Variance and Sensitive Land Development Permits are Quasi-Judicial Decisions that do require a public hearing (verbal and written testimony will be permitted).

The Planning Commission's decision on the above 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 17.56 (A-1, High Density Residential); 17.62 (C, General Commercial); 17.80 (Downtown Overlay); 17.84 (Sensitive Lands – Flooding); 17.100 (Landscaping, Screening, and Fencing); 17.104 (Street Trees); 17.106 (Off-Street Parking and Loading Requirements); Chapter 17.120 (Site Development Review); 17.132 (Non-conforming Use); 17.134 (Variance); 17.152 (Property Line Adjustments); 17.154 (Street and Utility Improvement Standards); 17.162 (Procedures for Quasi-Judicial Decision Making); and 17.164 (Procedures for Decision Making - Limited Land Use Decisions).

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 email comments to loliver@cityofscappoose.org by 5:00 p.m. Wednesday, June 12, 2019.** 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. Also published on the City's website at www.ci.scappoose.or.us.

CITY OF SCAPPOOSE

SUSAN REEVES, CITY RECORDER TTY 1-503-378-5938