

CITY OF SCAPPOOSE

LAND USE NOTICE

NOTICE IS HEREBY GIVEN that the Scappoose Planning Commission has scheduled a Limited Land Use Decision on **Thursday, April 27, 2023 at 7:00 p.m.** in the Scappoose City Hall Council Chambers, 33568 E. Columbia Avenue, in the City of Scappoose, Oregon, in regard to the following matter:

Docket # SDR 1-23

Ryan Marsh has requested approval of an application for Site Development Review (SDR 1-23) to allow for the renovation and change of use of an existing building (previously Sears Hometown Store and Glowing Putters) as well as improvements to various site amenities. The applicant is proposing to convert the existing building to a gym and yoga studio. The site is located at 51581 Columbia River Highway, northwest of the Havlik Drive and Columbia River Highway intersection, on property described as Columbia County Assessor Map #3213-B0-01700.

Limited Land Use Decisions do not allow verbal testimony during the hearing since they do not require interpretation or the exercise of policy or legal judgment; however, written comments are permitted prior to the deadline (**must be received by Wednesday, April 26, 2023 at 5:00 p.m.**).

The Planning Commission's decision on the above items must be based on findings that a specific set of criteria have or have not been met. Comments submitted in regard to the application should be directed toward applicable sections of the Scappoose Municipal Code, with particular emphasis on Chapters 12.10 (Visual Clearance Areas); 17.68 (EC, Expanded Commercial); 17.100 (Landscaping, Screening, and Fencing); 17.106 (Off-Street Parking and Loading Requirements); Chapter 17.120 (Site Development Review); 17.154 (Street and Utility Improvement Standards); and 17.164 (Procedures for Decision Making - Limited Land Use Decisions).

A vicinity map and plan sheets are attached. Interested parties may submit written comments to the City of Scappoose, Associate Planner, 33568 E. Columbia Avenue, Scappoose, Oregon, 97056 or email comments to njohnson@cityofscappoose.org by **Wednesday, April 26, 2023 at 5:00 p.m.** 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 applicant and any person who submits written comments will receive notice of the decision.

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 Monday through Thursday during working hours. For additional information, contact N.J. Johnson at the above address or phone (503) 543-7184 Monday through Friday during working hours. The City of Scappoose does not discriminate on the basis of handicap status in its programs and activities. If special accommodations are necessary to attend the hearing, please contact the City Recorder at City Hall, (503) 543-7146 or TTY 1-503-378-5938 at least 24 hours in advance.



N.J. Johnson
Associate Planner

April 13, 2023
Mailed on