

## SCAPPOOSE PLANNING COMMISSION

Council Chambers at City Hall  
33568 East Columbia Avenue

Thursday, November 12<sup>th</sup>, 2020 at 7:00 p.m.

### 1.0 CALL TO ORDER

### 2.0 ROLL CALL

### 3.0 APPROVAL OF MINUTES

#### 3.1 October 8, 2020 meeting minutes

### 4.0 CITIZEN INPUT

### 5.0 NEW BUSINESS

#### 5.1 DOCKET # ANX1-20, ZC1-20

Matthew Van Loo and Judith Bright have submitted an application for the proposed annexation and zone change of approximately 0.44 acres described as Columbia County Assessor Map Number: 3212-DA-00400. The site is located south of E Columbia Ave and just west of Jay Davis Lane, at 33946 E Columbia Ave. Based on the requirements of the Scappoose Development Code, if this property is annexed it would automatically receive Low Density Residential (R-1) zoning since the site has a “Suburban Residential” Comprehensive Plan Map designation.

***Format:** Quasi-Judicial Land Use Public Hearing; verbal and written testimony will be accepted. Written comments can be accepted if submitted by 5:00 p.m., Wednesday, November 11, 2020. (Date of City Council Meeting will be December 7<sup>th</sup>, 2020 at 7pm)*

### 6.0 COMMUNICATIONS

#### 6.1 Calendar Check

#### 6.2 Commissioner Comments

#### 6.3 Staff Comments

### 7.0 ADJOURNMENT

**\*Please note that due to COVID-19 restrictions, this meeting may be held via telephone conference rather than in person. More details will be available one week prior to the hearing date on the City website at <https://www.ci.scappoose.or.us/bc-pc> or by calling City Hall at 503-543-7146.**

*This is an open meeting and the public is welcome to attend virtually. The City of Scappoose does not discriminate on the basis of handicap status in its programs and activities. If special accommodations are required, please contact Susan M. Reeves, MMC, City Recorder, in advance, at 543-7146, ext. 224. TTY 1-503-378-5938*

Meeting Packet items listed above can be viewed on City’s website via the calendar links;  
[www.ci.scappoose.or.us](https://www.ci.scappoose.or.us)

## SCAPPOOSE PLANNING COMMISSION MINUTES

Thursday, October 8<sup>th</sup>, 2020 at 7:00 p.m.

Due to COVID-19 Restrictions:

Only a few Planning Commissioners and City staff were in Council Chambers for the meeting to maintain the required social distance.

### 1.0 CALL TO ORDER

Chair Freimuth called the meeting to order at 7:08pm.

*(delayed due to some technical difficulties with the Microsoft Teams Conference Call-in)*

### 2.0 ROLL CALL

Kevin Freimuth	Chair (in-person)	Laurie Oliver	City Planner (in-person)
Bill Blank	Commissioner (call-in)	Chris Negelspach	City Engineer (in-person)
Tim Connell	Commissioner (in-person)	Elizabeth Happala	Office Administrator (in-person)
Rita Bernhard	Commissioner (call-in)		
Marisa Jacobs	Alternate Commissioner (in-person)		

#### EXCUSED;

Scott Jensen	Vice Chair
Bruce Shoemaker	Commissioner
Reed Kelly	Commissioner (recused)

#### AUDIENCE;

*Applicant Otak, Kevin Brady*

### 3.0 APPROVAL OF MINUTES

#### 3.1 September 10, 2020 meeting minutes

Chair Freimuth asked for any comments or edits to the minutes, there were none.

**Commissioner Connell moved, and Commissioner Jacobs seconded the motion to approve the September 10, 2020 Planning Commission minutes, as presented. Motion Passed 5-0. AYES: Chair Freimuth, Commissioner Blank, Commissioner Connell, Commissioner Bernhard, and Alternate Commissioner Jacobs.**

### 4.0 CITIZEN INPUT

*(none present and none virtual)*

### 5.0 NEW BUSINESS

#### 5.1 DOCKET # MoA1-20

Airpark Development LLC has requested to amend the conditions of approval related to the water infrastructure phasing required for all four phases of the Columbia Airpark East Subdivision. The site is located south and east of the Scappoose Industrial Airport on land described as Columbia County Assessor Map Numbers 3106-00-00200, 3106-00-00504, and 3107-00-00103.

***Format: Limited Land Use Decision; does not allow verbal testimony during the hearing. Written comments had to be accepted by 5:00 p.m., Wednesday, October 07, 2020.***

Chair Freimuth read the order of the hearing and asked for any ex-parte contacts or conflicts of interest. Since there were none, he then called for the staff report.

City Planner Oliver Joseph thanked the Commissioners for attending both in person and virtually. She went over the observations beginning on page 7 of the packet then followed up with the findings, applicable approval criteria, staff recommendation and conditions of approval. Adding that city staff worked with the applicant over a period of about 4 months to revise the conditions of approval.

*(Interruption; a dial tone came through laptop. Chair Freimuth asked if the call-in commissioners were still on the*

*call, as there were none the Chair had to reestablish the conference call.)*

City Planner Oliver Joseph continued with her packet review, adding that no comments were received. She then asked everyone to turn to page 16 for the staff recommendation of approval based on the revised conditions of approval on page 16-19. She concluded by asking if anyone had any questions. As there were none, Chair Freimuth called the applicant forward.

Applicant Kevin Brady with Otak came forward. He stated that they do not have a formal presentation adding that City Planner Oliver Joseph did a great job with the staff report. He wanted to add that if it were a residential subdivision then they would agree to having the water infrastructure in place although the nature of an industrial subdivision creates more unknowns over the next 1 – 20-year period. Stating that they appreciate working with staff on the flexibility of the conditions of approval and thankful for the cooperation. He stated that it was an unintended consequence that both they and the city have the assurances each party needed while working through the flexibility of the conditions. He thanked city staff for this then asked the Commissioners if they had any questions for him.

Chair Freimuth stated it is straight forward and well done.

Commissioner Blank asked if they had any questions or problems with the Conditions of Approval.

Applicant Kevin Brady with Otak stated that they are in agreement with the revised conditions of approval and the findings in the staff report.

Chair Freimuth asked if anyone had questions for the applicant, as there were none, he thanked the applicant. He then closed the hearing and opened the floor for discussions amongst the Commissioners for considerations.

Chair Freimuth began by asking staff what happens to the Conditions of Approval if Airpark sells the property.

City Planner Oliver Joseph replied that it follows the land.

Commissioner Connell stated it was well put together and he has no questions.

*Commissioner Blank inaudible comment/question.*

Chair Freimuth replied that even after the 2<sup>nd</sup> well is added, if it's still not up to the GPM (gallons per minute), then they would have to work with the city to get it up to that standard. He then asked for any other questions, as there were none, he asked for a motion.

**Commissioner Connell moved, to recommend approval of MoA1-20 with the revised conditions of approval as presented in the staff report. Alternate Commissioner Jacobs seconded the motion.**

**Motion Passed 5-0. AYES: Chair Freimuth, Commissioner Connell, Commissioner Blank, Commissioner Bernhard, and Alternate Commissioner Jacobs.**

## **6.0 COMMUNICATIONS**

### **6.1 Calendar Check**

Chair Freimuth went over the October and November calendars.

City Planner Oliver Joseph added the Police Dept. drive-thru trickier treat event.

### **6.2 Commissioner Comments**

Commissioner Blank asked about video Zoom meetings as he is doing those for other committees, and it works well.

City Planner Oliver Joseph replied that they are looking into something similar.

Alternate Commissioner Jacobs thanked staff for a well written staff report that made it easy to follow and understand.

Commissioner Connell, Chair Freimuth and Commissioner Blank agreed and thanked staff.

### 6.3 Staff Comments

City Planner Oliver Joseph stated that there are extra fliers on the back table for the Police Dept. event on Halloween.

City Engineer Negelspach stated that there are a lot of projects in review. Adding that the apartments on NW 1<sup>st</sup> St. are just waiting on legal documents to be recorded. And he just received the plans for the 80-unit apartments on SE 2<sup>nd</sup> St., they do have their early grading permit to get started.

Chair Freimuth asked if they shared their timeline goal.

City Engineer Negelspach replied that it is imminent and will be as soon as possible. Adding that they don't have a set date.

Chair Freimuth stated that he's on the 100-year celebration committee and the peace candle commemoration came up.

City Engineer Negelspach continued with his project recap adding that the plans for the SE Maples St. cottages, which were approved by the Commission, is almost through 1st plan review comments. And the East Airport Subdivision has wrapped up their grading and he is working on plan review for that project, which will take a few months. Adding that the well has been drilled and he is reviewing the site work and the related buildings and equipment which should be approved soon.

Chair Freimuth stated that the Airpark will be huge for manufacturing businesses.

City Engineer Negelspach added that the Commissioner's approval tonight has allowed them to approve the plat so the developer can begin selling lots once the well portion is done. It was an important step in moving forward although there will be additional transportation related hoops to follow.

City Planner Oliver Joseph added that they will be coming back as they will need to revise their transportation conditions of approval for phases 3 & 4 for offsite improvements around the city. Adding that they did not anticipate that the developer would build everything at once, as they had thought it would be built in stages. Stating they try to anticipate these items when they write their conditions of approval related to the traffic impacts.

City Engineer Negelspach added that these take a lot of time to work through behind the scenes including the one they approved tonight. Continuing that the other active construction related to this project is the sewer line work on E. Columbia which could take two months. It is a challenging project since the main lines are really deep with a lot of trench lines exposed and the contractors will now need to tie in all the laterals. Adding that they will pull off the temporary asphalt that makes the roadway very rough and will repave the roadway from SE Tyler to Public Works.

Chair Freimuth stated the residents will be happy when that is done, as they have been impacted by all the detours.

Commissioner Connell asked about the facility they approved next to OMIC.

City Planner Oliver Joseph replied that OSG pulled out.

City Engineer Negelspach stated that once they factored in all the costs, it was more that they anticipated so it is back on the market.

Commissioner Blank asked about the apartments behind the Credit Union on NW 1<sup>st</sup> St.

City Planner Oliver Joseph replied that she has reviewed their property line adjustment deeds and now they need to get it recorded. Plus, a public utility easement needs to be recorded and we are getting close to issuing permits.

City Engineer Negelspace added that the project is moving along since the previous City Planner, Brian, is the consultant for this project and keeps reminding them.

## **7.0 ADJOURNMENT**

Chair Freimuth adjourned the meeting at 7:49 p.m.

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Chair Kevin Freimuth

Attest:

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Elizabeth Happala, Office Administrator

ANX1-20/ZC1-20

November 5, 2020

*Van Loo/Bright E Columbia Ave Annexation and Zone Change***CITY OF SCAPPOOSE STAFF REPORT**

- Request:** Approval of an application for Annexation (ANX1-20) and Zone Change (ZC1-20) for a 0.44-acre parcel of land. The property is identified as Columbia County Assessor Map No. 3212-DA-00400. Based on the requirements of the Scappoose Development Code, if this property is annexed it would automatically receive Low Density Residential (R-1) zoning since the site has a “Suburban Residential” Comprehensive Plan Map designation.
- Location:** The site is located south of E Columbia Ave and just west of Jay Davis Lane, at 33946 E Columbia Ave. See attached Vicinity Map (**Exhibit 1**).
- Applicant:** Matthew Van Loo and Judith Bright
- Owner(s):** Matthew Van Loo and Judith Bright

**EXHIBITS**

1. Vicinity Map & Columbia County Assessor Map
2. Application Forms
3. Applicant’s Narrative
4. Legal Description and map
5. Annexation Contract, recorded July 29, 2020
6. Comment from City Engineer, dated October 6, 2020
7. Comment from Columbia County Planning Manager, dated October 2, 2020

**SUBJECT SITE**

- The subject site consists of one parcel with an area of 0.44-acres. The parcel is located south of E Columbia Ave and just west of Jay Davis Lane, at 33946 E Columbia Ave, and is identified as Columbia County Assessor Tax Lot 3212-DA-00400. See **Exhibit 1**.
- The subject site is designated as Suburban Residential (SR) on the Comprehensive Plan map. The site’s western and northern boundaries abut City limits. Adjoining properties to the west and north within the City are zoned Moderate Density Residential (R-4). The subject site and adjoining properties outside City limits to the east and south are zoned Single Family Residential (R-10) by Columbia County. All abutting properties are in residential use.
- The site is within the boundaries of the Scappoose Rural Fire Protection District and the Scappoose Public School District. The site is currently under the police protection of the Columbia County Sheriff’s Department.

- According to Flood Insurance Rate Map (FIRM) 41009C0463D, dated 11/26/10, the property is located outside the Special Flood Hazard Area. The site is located outside of the Scappoose Drainage District. The Scappoose Local Wetlands Inventory Map does not depict wetlands within or near the property.
- The site is developed with an existing single-family home, multiple outbuildings, landscaping, and is generally flat.

## **OBSERVATIONS**

### **CONCURRENT ANNEXATION AND ZONE CHANGE APPLICATIONS**

- The site is currently zoned Single-Family Residential (R-10) by Columbia County and the applicant has requested annexation into city limits. According to Section 17.136.070 of the Scappoose Development Code, since the parcel has a Suburban Residential (SR) Comprehensive Plan designation, upon annexation the land shall automatically be zoned Low Density Residential (R-1).
- As stated in the narrative (**Exhibit 3**), the applicant is requesting annexation due to a failing septic system that is unable to be repaired. The applicant requested connection to City sewer services as a result; however, SMC (Scappoose Municipal Code) 13.12.100 states that it is a policy of the City that only properties within City limits are permitted to connect to City sewer.
- City Council, recognizing the need for the applicants to connect to sewer services sooner rather than later, allowed the applicants to enter into an annexation agreement, as permitted by ORS 222.115, which states that a City may enter into a contract with a landowner whereby a landowner consents to eventual annexation of their property in exchange for extraterritorial City services, in this case, sewer services.
- The applicant recorded an annexation agreement on July 29, 2020 under Columbia County recordation number 2020-007432 (**Exhibit 5**), which allowed the applicants to connect to City sewer services once the required permits were issued, in exchange for applying for annexation within 90 days of entering into the contract.

### **TRANSPORTATION PLANNING RULE ANALYSIS**

- As required by Scappoose Municipal Code 17.22.050, proposals to amend the zoning map must be reviewed to determine whether they significantly affect a transportation facility pursuant to Oregon Administrative Rule (OAR) 660-012-0060 – Transportation Planning Rule (TPR).
- Section 9 of the OAR 660-012-0060 - Transportation Planning Rule stipulates that if a proposed rezone is consistent with the existing comprehensive plan map designation, and the acknowledged transportation system plan, then it can be approved without considering the effect on the transportation system. Since the proposal is consistent with the comprehensive plan designation and with the 2016 Transportation System Plan, staff finds that there is no significant affect to the transportation system as a result of the annexation and zone change to R-1.

## UTILITIES

- As stated in the narrative (**Exhibit 3**), the existing home on the subject site is already served with public water<sup>1</sup> and sewer, as well as franchise utilities. No additional development is proposed as part of this application.

## PUBLIC & PRIVATE AGENCIES AND PUBLIC NOTICE

- The City of Scappoose City Manager, Police Chief, Engineering, Public Works, and Building; Scappoose Rural Fire Protection District; the Scappoose School District; Department of Land Conservation and Development; and Columbia County Land Development Services have been provided an opportunity to review the proposal. Staff did not receive any objections from these agencies. Comments from these agencies have been incorporated into this staff report as **Exhibits 6 - 7**. The comments received were as follows:
  - The City Engineer submitted a comment (**Exhibit 6**) requesting clarification regarding the extent of the property to be annexed, asking for revisions to the surveyor's map and to the narrative, which the applicant complied with.
  - The Columbia County Planning Manager submitted comments (**Exhibit 7**) stating that the County has no objections to the proposed annexation and to send notice of the final decision once it is issued.
- Notice of this request was mailed to property owners located within 300 feet of the subject site on October 22, 2020 and published in the local newspaper on October 30, 2020. Notices were posted on site on September 25, 2020. As of November 5, 2020, no comments were received from the public.

## **FINDINGS OF FACT**

1. **The following Statewide Planning Goals have been considered by the City of Scappoose as they pertain to the annexation and zone change request:**

*A. Citizen Involvement (Goal 1)*

**Goal:** *To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.*

**Finding:** The City's adopted and acknowledged Comprehensive Plan & Development Code includes citizen involvement procedures with which the review of this application will comply. This process allows for citizens to communicate their input into the zoning map amendment review conducted by the City at public hearings or by submitting written comments. The City of Scappoose Planning Commission will review the proposed annexation and zoning map amendment on November 12, 2020 to make a recommendation to the City Council, which will then hold its own hearing. The applicant posted site notices on September 25, 2020, the City mailed notices to nearby property owners on October 22,

<sup>1</sup> This property was connected to the City's public water system in 1999, presumably under a different SMC policy which previously allowed hookups to the public water system prior to annexation.



2020, and notice was published in the newspaper on October 30, 2020. This process complies with the Goal.

*B. Land Use Planning (Goal 2)*

**Goal:** *To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

**Finding:** The procedural requirements for annexation and zone change are contained in the Scappoose Municipal Code, which involve assessment of the application's merits, notice to affected parties, and public hearings. The proposal includes a request to change the zoning designation of urban land within the Urban Growth Boundary, in compliance with Goal 2. Notice of the annexation and zoning map amendment has been provided by the City of Scappoose to the Oregon Department of Land Conservation and Development (DLCD) as required. The City's decision is based on findings of fact.

*C. Agricultural Lands (Goal 3)*

**Goal:** *To preserve and maintain agricultural lands.*

**Finding:** This Goal is not applicable because the site is within the City of Scappoose Urban Growth Boundary and no identified agricultural resources are located on site. The site is designated for residential development in the Comprehensive Plan and is currently zoned for residential use by Columbia County.

*D. Forest Lands (Goal 4)*

**Goal:** *To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.*

**Finding:** This Goal is not applicable because the site is within the City of Scappoose Urban Growth Boundary and no identified forest resources are located on site. The site is designated for residential development in the Comprehensive Plan and is currently zoned for residential use by Columbia County.

*E. Open Spaces, Scenic and Historic Areas and Natural Resources (Goal 5)*

**Goal:** *To protect natural resources and conserve scenic and historic areas and open spaces.*

**Finding:** There are no identified Goal 5 resources on or near the site. The subject site is not designated as open space, a scenic or historic area, or a natural resource area by the

City of Scappoose and does not contain any known significant open space, scenic, historic, or natural resources. The proposed annexation and zone change do not conflict with this Goal.

*F. Air, Water and Land Resources Quality (Goal 6)*

**Goal:** *To maintain and improve the quality of the air, water and land resources of the state.*

**Finding:** The site is currently in residential use. If the annexation is approved, the site would be subject to City regulations that do not allow off-site impacts from noise, vibration, odors, glare, or other “nuisance” effects. The potential harmful effects on air, water and land resource quality is limited. The proposed annexation and zone change do not conflict with this Goal.

*G. Areas Subject to Natural Disasters and Hazards (Goal 7)*

**Goal:** *To protect people and property from natural hazards.*

**Finding:** The subject site is not located within a mapped flood plain, potential flood hazard, potential landslide hazard, or earthquake hazard area. The proposal to annex and zone the subject property for residential development is consistent with avoidance of natural disasters and hazards under Goal 7.

*H. Recreational Needs (Goal 8)*

**Goal:** *To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.*

**Finding:** The site is presently designated for residential development on the Comprehensive Plan Map and has not been planned for recreational opportunities. The requested zone change to Low Density Residential (R-1) will not result in a reduction in land planned or reserved for recreational use. Consequently, the proposed Annexation and Zone Change will have no significant impact on the City’s planning for recreational needs.

*I. Economic Development (Goal 9)*

**Goal:** *To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon’s citizens.*

**Finding:** The site is presently designated for residential development on the Comprehensive Plan Map and has not been planned for economic development. Consequently, the proposed Annexation and Zone Change will have no significant impact on the City’s planning for economic development.

*J. Housing (Goal 10)*

**Goal:** *To provide for the housing needs of citizens of the state.*

**Finding:** The property proposed for annexation is designated Suburban Residential on the Comprehensive Plan Map. The proposed annexation and zone change to Low Density Residential (R-1) would increase the residential land supply within City Limits and would allow more intense development than currently permitted under County regulations. As stated in the applicant's narrative (**Exhibit 3**), if the existing single-family residence on the subject site were to be removed, a partition would be possible, which would allow for two homes to be constructed, one on each lot, for a net increase of one housing unit.

The City's 2018 Housing Needs Analysis indicates that an additional 1,229 new dwelling units are required to be constructed in Scappoose for the 2018-2038 planning horizon and that the City has the available residentially designated land within its current Urban Growth Boundary to meet that need. The applicant's proposal to annex 0.44 acres and change the site's zoning to R-1 is consistent with the Housing Needs Analysis findings, since the subject site has the potential to provide one additional housing unit in the future, should the home be removed and the property be further divided to create an additional lot. Therefore, this proposal brings the City closer to meeting Goal 10 commitments and provides for some of the housing needs of citizens of the state.

*K. Public Facilities and Services (Goal 11)*

**Goal:** *To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.*

**Finding:** The subject site is within the Urban Growth Boundary (UBG) and as such, the efficient arrangement of public facilities and services have already been planned for by the City and are already serving the site, as previously discussed. No additional development is proposed at this time.

*L. Transportation (Goal 12)*

**Goal:** *To provide and encourage a safe, convenient and economic transportation system.*

**Finding:** Statewide Planning Goal 12 is implemented by the state Transportation Planning Rule (TPR). The City adopted an updated Transportation System Plan (TSP) on September 6, 2016. The Scappoose TSP assumed that this site would be developed under the City's Suburban Residential (SR) and Low Density Residential (R-1) Comprehensive Plan and Zoning designations, respectively. As required by Scappoose Municipal Code 17.22.050, proposals to amend the zoning map must be reviewed to determine whether they significantly affect a transportation facility pursuant to Oregon Administrative Rule (OAR) 660-012-0060 – Transportation Planning Rule (TPR).

Section 9 of the OAR 660-012-0060 - Transportation Planning Rule stipulates that if a proposed rezone is consistent with the existing comprehensive plan map designation,

and the acknowledged transportation system plan, then it can be approved without considering the effect on the transportation system. Since the proposal is consistent with the comprehensive plan designation and with the 2016 Transportation System Plan, staff finds that there is no significant affect to the transportation system as a result of the annexation and zone change to R-1.

*M. Energy Conservation (Goal 13)*

**Goal:** *To conserve energy.*

*1. Land use plans should be based on utilization of the following techniques and implementation devices which can have a material impact on energy efficiency:*

*a. Lot size, dimension, and siting controls;*

*b. Building height, bulk and surface area;*

*c. Density of uses, particularly those which relate to housing densities;*

*d. Availability of light, wind and air;*

*e. Compatibility of and competition between competing land use activities; and*

*f. Systems and incentives for the collection, reuse and recycling of metallic and nonmetallic waste.*

**Finding:** The site is located immediately adjacent to existing residential areas. The proposed R-1 zoning is in accordance with the Comprehensive Plan. The subject site has already been developed with a single-family house and no additional development is proposed at this time.

*N. Urbanization (Goal 14)*

**Goal:** *To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.*

**Finding:** The subject property is within the Urban Growth Boundary and no expansion of the UGB is proposed. The proposed annexation and zone change would transition the property from rural to urbanized land as foreseen in the Comprehensive Plan, in conformance with this Goal.

*O. Other Goals*

**Finding:** The following goals are not applicable to this application:

- Willamette River Greenway (Goal 15)
- Estuarine Resources (Goal 16)
- Coastal Shorelands (Goal 17)
- Beaches and Dunes (Goal 18)
- Ocean Resources (Goal 19)

2. **The following Goals and Policies from the Scappoose Comprehensive Plan are applicable to the annexation and zone change request:**

**POLICIES FOR PUBLIC FACILITIES AND SERVICES**

*It is the policy of the City of Scappoose to:*

- 1) *Design urban facilities and services, particularly water and sewer systems, to eventually serve the designated urban growth area; also, ensure that services are provided to sufficient vacant property to meet anticipated growth needs; also, develop a design review process to insure that public services and facilities do not unreasonably degrade significant fish and wildlife habitats.*
- 4) *Require in new developments that water, sewer, street and other improvements be installed as part of initial construction.*
- 9) *Control local flooding and groundwater problems through the use of existing storm drainage systems and construction of new facilities in accordance with the Scappoose Storm Drain System Master Plan.*
- 10) *Require new developments to provide adequate drainage at time of initial construction in accordance with the Scappoose Storm System Master Plan while discouraging the alteration of streams, the drainage of wetlands that are identified as significant and the removal of vegetation beside streams. Natural drainage ways shall be used to carry storm water runoff whenever possible.*
- 19) *Approve annexations of new residential lands, except in the case of a health hazard, only when:*
  1. *There is sufficient capacity in the sewer, water, street, school, fire, and police systems to service the potential additional populace.*
  2. *Sufficient in-filling of vacant land has occurred to warrant an expansion.*

*Policies 2-3, 5-8, 11-18 and 20-29 are not applicable to this application.*

**Finding:** The subject site contains an existing single-family residence and no additional development is proposed at this time.

The City Engineer, City Manager, Public Works Director, Building Official, Chief of Police, Fire Chief, and school Superintendent were provided with the opportunity to determine whether sufficient capacity exists for needed facilities and services. No objection to this annexation has been expressed by City Departments or public service agencies.

*Fire & Police Protection*

- The Scappoose Rural Fire District provides fire protection for this site. Any future development of the site will have to comply with all applicable fire and building codes and would provide hydrants in sufficient numbers and at locations deemed appropriate by the Scappoose Rural Fire District.

- If this site were annexed it would come under the protection of the Scappoose Police Department. Increased assessment valuation would generate some tax revenue to contribute toward the cost of providing service.

#### *Streets*

- Access to and from the site is gained via a driveway connection on E Columbia Ave, which is identified as a Collector in the 2016 Transportation System Plan. As previously discussed, this proposal does not “significantly affect” the City’s street network as defined by the Transportation Planning Rule.

#### *Schools*

- The subject site is already developed with a single-family house and is already within the Scappoose School District, who was notified of the annexation proposal. Staff did not receive a response from the school district in regards to this application; however, since the subject site was already served by the school district prior to the annexation request and since no additional development is proposed at this time, there should not be any additional impact to the school district by this request.

#### *Water Service*

- The existing single-family home is already served by public water via a lateral which is connected to the water main located within E Columbia Ave.

#### *Sanitary Sewer and Storm Drainage*

- The existing single-family home is already served by the public sewer system via a lateral which is connected to the sewer main located within E Columbia Ave.
- No public storm drain system is located near the site. Run off from the existing home and accessory buildings is contained on site.

Therefore, the POLICIES FOR PUBLIC FACILITIES AND SERVICES are satisfied.

#### *POLICIES FOR THE SUBURBAN RESIDENTIAL LAND USE DESIGNATION*

- 3) *Promote the development of homesites at a density and standard consistent with: the level of services that can reasonably be provided, and the characteristics of the natural environment.*
- 5) *Encourage developers to allocate land for open space or recreation in their subdivisions.*
- 6) *Ensure that new developments do not create additional burdens on inadequate sewer, water, street and drainage systems.*

*(Policies 1, 2, and 4 are not applicable to this application.)*

**Finding:** The proposed annexation and R-1 zoning of the site was anticipated based on its inclusion in the Urban Growth Boundary and its Comprehensive Plan designation of Suburban Residential. Any additional development on site would be reviewed and would require conformance with the SDC (Scappoose Development Code), which implements the Comprehensive Plan policies, ensuring compatibility with the POLICIES FOR THE SUBURBAN RESIDENTIAL LAND USE DESIGNATION.

**3. The following sections of Title 17 of the Scappoose Municipal Code (Scappoose Development Code) are applicable to annexation and zone change request:**

Chapter 17.22 AMENDMENTS TO THE TITLE, COMPREHENSIVE PLAN, AND MAPS

17.22.040 Approval Criteria. *Planning commissions review and recommendation, and Council approval, of an ordinance amending the comprehensive plan, the zoning map, or this title shall be based on the following criteria:*

*A. If the proposal involves an amendment to the comprehensive plan, the amendment is consistent with the Statewide Planning Goals and relevant Oregon Revised Statutes and Administrative Rules;*

**Finding:** The proposal does not involve an amendment to the Comprehensive Plan, however, findings related to the Statewide Planning Goals have been provided within this report and in the applicant's narrative (**Exhibit 3**). This application is consistent with applicable Oregon Revised Statutes and Administrative Rules (namely, the Transportation Planning Rule). Section 17.22.040 (A) is satisfied.

*B. The proposal is consistent with the comprehensive plan (although the comprehensive plan may be amended concurrently with proposed changes in zoning or this title), the standards of this title, or other applicable implementing ordinances;*

**Finding:** Findings have been provided throughout this report to show consistency with the Comprehensive Plan, the standards of the development code, and other implementing ordinances. As specified by Section 17.136.070 of the SMC (Scappoose Municipal Code), if this property is annexed it would automatically receive the Low Density Residential (R-1) zoning designation since the site had a "Suburban Residential" Comprehensive Plan Map designation. Section 17.22.040 (B) is satisfied.

*C. The change will not adversely affect the health, safety, and welfare of the community;*

**Finding:** The proposed annexation is consistent with the Comprehensive Plan because the property lies within the urban growth boundary and the zone change to R-1 is in conformance with the Suburban Residential Comprehensive Plan designation. Findings elsewhere in this report demonstrate that the proposal does not pose negative effects on the health, safety, and welfare of the community. Section 17.22.040 (C) is satisfied.

*D. The proposal either responds to changes in the community or it corrects a mistake or inconsistency in the comprehensive plan, the zoning map, or this title; and*



**Finding:** The proposal responds to changes in the community, namely, the need for connection to City sewer services due to a failing septic system. The subject site is within the UGB and abuts City limits and is therefore eligible to petition for annexation in order to connect to City sewer services and alleviate the health hazard that the failing septic system posed to the applicants. Section 17.22.040 (D) is satisfied.

*E. The amendment conforms to Section 17.22.050.*

**Finding:** Consistency with Section 17.22.050 is demonstrated below. Section 17.22.040 (E) is satisfied.

*17.22.050 Transportation Planning Rule Compliance. Proposals to amend the comprehensive plan or zoning map shall be reviewed to determine whether they significantly affect a transportation facility pursuant to Oregon Administrative Rule (OAR) 660-012-0060 (Transportation Planning Rule - TPR). Where the City, in consultation with the applicable roadway authority, finds that a proposed amendment would have a significant effect on a transportation facility, the City shall work with the roadway authority and the applicant to modify the request or mitigate the impacts in accordance with the TPR and applicable law.*

**TRANSPORTATION PLANNING RULE**

*OAR 660 Division 12 – Transportation Planning:*

*660-012-0060 Plan and Land Use Regulation Amendments*

*(1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:*

*(a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);*

**Finding:** The proposed annexation and zone change will not necessitate changes to the functional classification of existing or planned transportation facilities.

*(b) Change standards implementing a functional classification system; or*

**Finding:** The proposed annexation and zone change will not change any standards implementing the functional classification system.

*(c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to*



*be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.*

*(A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;*

*(B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or*

*(C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.*

*[...]*

*(9) Notwithstanding section (1) of this rule, a local government may find that an amendment to a zoning map does not significantly affect an existing or planned transportation facility if all of the following requirements are met.*

*(a) The proposed zoning is consistent with the existing comprehensive plan map designation and the amendment does not change the comprehensive plan map;*

*(b) The local government has an acknowledged TSP and the proposed zoning is consistent with the TSP; and*

*(c) The area subject to the zoning map amendment was not exempted from this rule at the time of an urban growth boundary amendment as permitted in OAR 660-024-0020(1)(d), or the area was exempted from this rule but the local government has a subsequently acknowledged TSP amendment that accounted for urbanization of the area.*

**Finding:** The City's 2016 TSP assumed that this site would be developed under the City's Suburban Residential (SR) and Low Density Residential Comprehensive Plan and Zoning designations, respectively, and street functional classifications were established accordingly. This proposal does not "significantly affect" an existing or planned transportation facility (as defined by the Transportation Planning Rule) because the annexation and zoning are consistent with the 2016 TSP traffic assumptions and meet criteria a-c of Section 9 above. Accordingly, the City can conclude that the proposed zone change does not have a significant effect on the transportation system. Section 17.22.050 is satisfied.

Chapter 17.44 R-1 LOW DENSITY RESIDENTIAL  
17.44.030 Permitted and Conditional Uses

<i>Use</i>	
<i>Single-family detached residential dwelling units</i>	<i>Permitted outright<sup>1</sup></i>

<i>Duplex</i>	<i>Permitted outright<sup>1</sup></i>
<i>Accessory Dwelling Units (ADU's) subject to the provisions of Chapter 17.92</i>	<i>Permitted outright<sup>1</sup></i>

<sup>1</sup> *These uses and their accessory uses are permitted outright outside of the Scappoose Creek Flood Plain.*

**Finding:** The subject site currently contains a single-family house and multiple outbuildings, which are outright permitted uses. Any future development on site would be reviewed for consistency with the permitted uses in the R-1 zoning district and for conformance with development code standards, building codes, and public works design standards. Section 17.44.030 is satisfied.

### Chapter 17.136 ANNEXATIONS

#### 17.136.020 Policy.

*Annexations shall be considered on a case-by-case basis, taking into account the goals and policies in the Scappoose Comprehensive Plan, long range costs and benefits of annexation, statewide planning goals, this title and other ordinances of the City and the policies and regulations of affected agencies' jurisdictions and special districts.*

*A. It is the City's policy to encourage and support annexation where:*

- 1. The annexation complies with the provisions of the Scappoose Comprehensive Plan.*
- 2. The annexation would provide a logical service area, straighten boundaries, eliminate or preclude islands of unincorporated property, and contribute to a clear identification of the City.*
- 3. The annexation would benefit the City by addition to its revenues of an amount that would be at least equal to the cost of providing service to the area.*
- 4. The annexation would be clearly to the City's advantage in controlling the growth and development plans for the area.*

**Finding:** The proposed annexation complies with the goals and policies of the Comprehensive Plan, as previously discussed in Finding of Fact #2. The annexation area is contiguous to the current City limits boundary, which will expand the City's logical service area. Revenues from the area are anticipated to cover the cost of providing services. Annexation will allow the City to manage growth and alleviate an immediate need for residential property within the City limits. Section 17.136.020(A) is satisfied.

*B. It is the City's policy to discourage and deny annexation where:*

- 1. The annexation is inconsistent with the provisions of the Scappoose Comprehensive Plan.*
- 2. The annexation would cause an unreasonable disruption or distortion of the current City boundary or service area.*
- 3. The annexation would severely decrease the ability of the City to provide services to an area either inside or outside of the City.*
- 4. Full urban services could not be made available within a reasonable time.*

**Finding:** The proposal is consistent with the provisions of the Scappoose Comprehensive Plan, as previously discussed. The annexation does not decrease the ability of the City to provide services and does not cause an unreasonable disruption of the current City boundary. Furthermore, the proposed annexation site is already being served by urban services. Section 17.136.020(B) is satisfied.

17.136.040 Approval standards.

A. *The decision to approve, approve with modifications or deny, shall be based on the following criteria:*

1. *All services and facilities are available to the area and have sufficient capacity to provide service for the proposed annexation area;*

**Finding:** Existing municipal police services can be made available to the site immediately. The property is already located within the Scappoose Rural Fire District, the Scappoose School District, and the Scappoose Library District. Public water and sewer services, as well as telecommunication and electric services, are currently serving the subject site, demonstrating that adequate capacity exists to do so. Section 17.136.040(A).1 is satisfied.

2. *The impact upon public services which include but are not limited to police and fire protection, schools and public transportation to the extent that they shall not be unduly compromised;*

**Finding:** The proposed annexation is not expected to unduly compromise public service providers. As discussed previously, the proposed annexation will have a minimal impact on the capacity of public service providers, as the site is already within the service areas of the Fire District and other service providers. The Scappoose Fire District, Police Department and School District had an opportunity to comment on the proposal and no objections were received. Section 17.136.040(A).2 is satisfied.

3. *The need for housing, employment opportunities and livability in the City and surrounding areas;*

**Finding:** This annexation would provide an additional 0.44-acres within City limits with the potential for one additional housing unit in the future. The request for annexation increases the livability of the subject site since by signing the annexation agreement (and subsequently applying for annexation) the applicant was able to connect to the public sewer system and alleviate the health hazard of a failing septic system. Section 17.136.040(A).3 is satisfied.

4. *The location of the site in relation to efficient provision of public facilities, services, transportation, energy conservation, urbanization and social impacts.*

**Finding:** This site is contiguous to the existing City limits along its western and northern boundaries. The site is already being served by public water and sewer services; is provided fire protection by the Scappoose Rural Fire Protection District, and police protection can be supplied by the Scappoose Police Department once the annexation is complete. The site

*Van Loo/Bright E Columbia Ave Annexation and Zone Change*

has convenient transportation access to downtown Scappoose and Hwy 30. Urbanization of the site is consistent with the City's Comprehensive Plan. Section 17.136.040(A).4 is satisfied.

*17.136.070 Zoning upon annexation. Upon annexation, the area annexed shall be automatically zoned to the corresponding land use zoning classification as shown in the table below. The zoning designation shown on the table below is the city's zoning district which most closely implements the city's comprehensive plan map designation.*

<i>Comprehensive Plan</i>	<i>Zoning Classification</i>
<i>SR</i>	<i>R-1, Low Density Residential</i>
<i>GR</i>	<i>R-4, Moderate Density Residential</i>
<i>MH</i>	<i>MH, Manufactured Home Residential</i>
<i>C</i>	<i>EC, Expanded Commercial</i>
<i>I</i>	<i>LI, Light Industrial</i>
<i>AE</i>	<i>PUA, Public Use Airport</i>

**Finding:** The site has a Comprehensive Plan designation of SR, Suburban Residential. Upon annexation, the site would automatically be zoned R-1. Section 17.136.070 is satisfied.

*Chapter 17.162 PROCEDURES FOR DECISION MAKING--QUASI-JUDICIAL*

*17.162.090 Approval authority responsibilities. [...]*

*C. The planning commission shall conduct a public hearing in the manner prescribed by this chapter and shall have the authority to approve, approve with conditions, approve with modifications or deny the following development applications:*

- 1. Recommendations for applicable comprehensive plan and zoning district designations to city council for lands annexed to the city;*
- 2. A quasi-judicial comprehensive plan map amendment except the planning commission's function shall be limited to a recommendation to the council. The commission may transmit its recommendation in any form and a final order need not be formally adopted;*
- 3. A quasi-judicial zoning map amendment shall be decided in the same manner as a quasi-judicial plan amendment; [...]*

**Finding:** The applicant has requested the concurrent review of Annexation and Zone Change applications. The Planning Commission will make a recommendation to the City Council regarding the applicant's request. Based on the submitted materials and the staff report, the applicant's proposal complies with the City's Comprehensive Plan and with the requirements of Title 17 of the Scappoose Municipal Code. Section 17.162.090(C) is satisfied.

**RECOMMENDATION**

Based on the Findings of Fact and the material submitted by the applicant, staff recommends that the Planning Commission recommend **APPROVAL** of application ANX1-20/ZC1-20 by the City Council.



# Vicinity Map 33946 E Columbia Ave Annexation (ANX1-20) and Zone Change (ZC1-20)

Columbia County Assessor Map # 3212-DA--00400



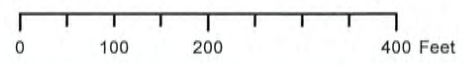
SITE: 33946 E Columbia Ave  
Rezone from County Zoning R-10  
(Single Family Residential) to  
City of Scappoose Zoning R-1  
(Low Density Residential)



Scappoose GIS

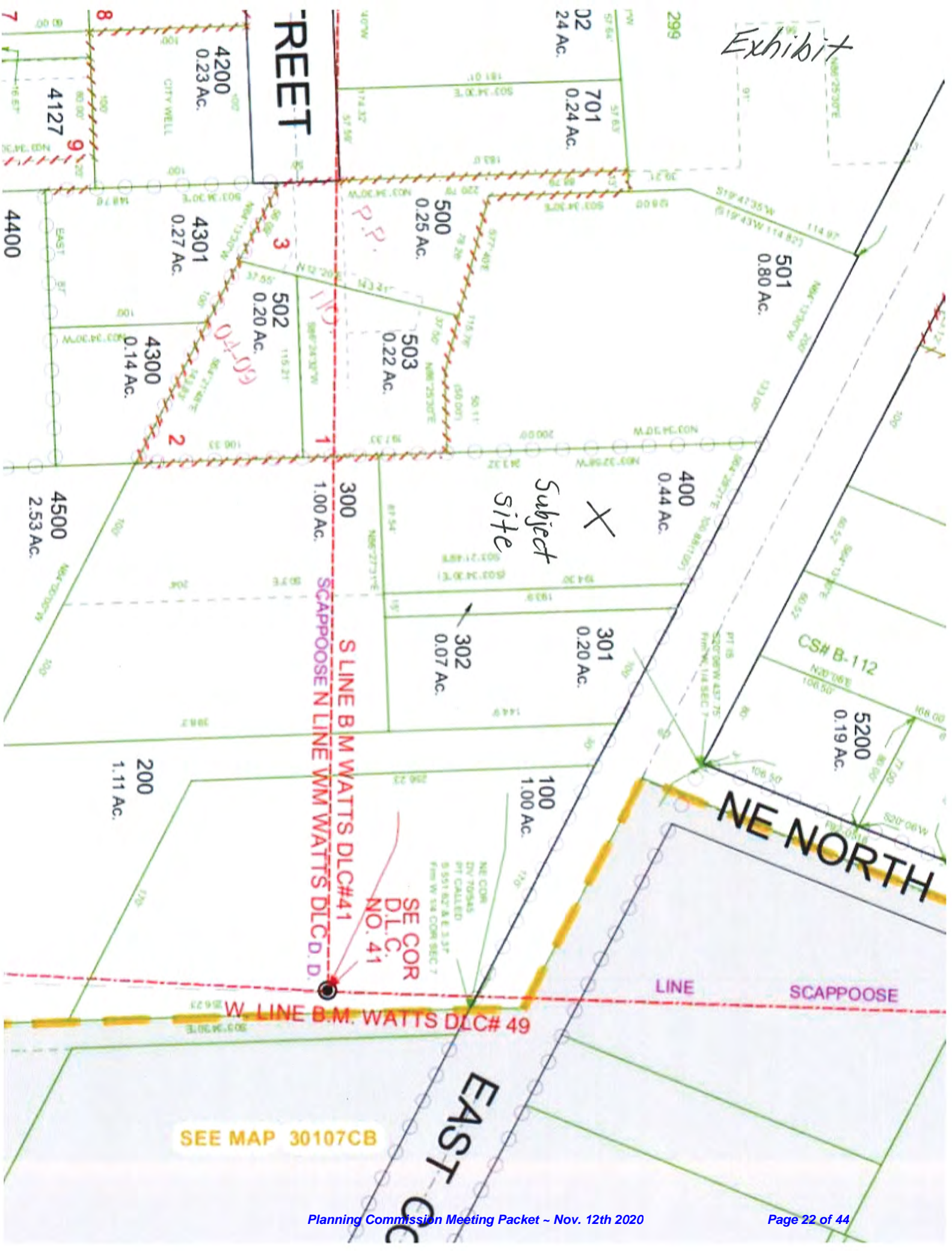
### Legend

Zoning	MH	PL-R	Streets
R-1	C	PL-U	Taxlots Boundary
R-4	EC	PL-I	
A-1	LI	PUA	





Exhibit





**Scappoose Planning Department**  
 33568 E. Columbia Ave. Scappoose, OR 97056  
 Phone: 503-543-7184 Fax: 503-543-7182  
[www.ci.scappoose.or.us](http://www.ci.scappoose.or.us)

## ANNEXATION APPLICATION

**NOTICE TO APPLICANT:** On original application form, please print legibly using black/dark blue ink or type. Applicants are advised to review the list of submittal requirements and recommendations indicated on each land use application form and in the applicable code section prior to submitting an application. When applicable, applicants are also advised to schedule a pre-application meeting with staff prior to submitting final application. **INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED UNTIL THE PLANNING DEPARTMENT RECEIVES ALL INFORMATION.**

### TRACKING INFORMATION (For Office Use Only)

Application Submittal Includes:

☐ 8 Hard Copies Required

☐ Electronic Submittal

☒ Fee

*1/2 of fee received  
7/8/2020 \$2000*

File # \_\_\_\_\_ Hearing Date \_\_\_\_\_

### SITE LOCATION & DESCRIPTION

Tax Map #(s) 3N2W12-DA-00400 Tax Lot #(s) 0108 -5706

Frontage Street or Address 33946 E. Columbia Street

Nearest Cross Street North Road

Current County Zoning ~~R-4~~ R-10 City Comprehensive Plan Designation ~~GR~~ SR

Site Size 44 ☒ acres ☐ sq. ft. Dimensions 100' X 200' +/-

**REASON FOR REQUEST** (If for utility connection, cite which utility.) Due to a compromised septic drain field our septic system no longer works properly and we were notified that it cannot be repaired.

Approval of Annexation Application

**OWNERSHIP AND APPLICANT INFORMATION** (Property owner signature must be a wet-ink signature. If the property is under-going a change of ownership, proof of purchase or purchase contract must be provided if property owner of record is not the signing party.)

**Property Owner(s):** Name(s) Matthew Van Loo & Judith Bright

Business Name \_\_\_\_\_

Mailing Address 33946 E. Columbia Avenue City Scappoose State Oregon Zip 97056

Phone # 503-804-1747 Fax # \_\_\_\_\_ Email Address jdbmvl123@gmail.com

Does the owner of this site also own any adjacent property? ☐ Yes ☒ No (If yes, please list tax map and tax lots)

Property Owner(s) Signature(s) 1.) Matthew A. Van Loo Date: 8/14/2020

2.) Judith Bright Date: 8/14/2020

Annexation Application

Rvs. 10-21-19

Page 1 of 8

(If more than one property owner, please attach additional sheet with names and signatures.)

Applicant: Name Matthew Van Loo / Judy Bright  
Business Name n/a  
Mailing Address 33946 E. Columbia City Scappoose State OR Zip 97056  
Phone # 503.804.1747 Fax # n/a Email Address jdbmv1123@gmail.com  
Applicant's Signature Matthew Van Loo Judy Bright Date: 8/14/2020  
Applicant's interest in property Home Owner

### DETAILED SITE INFORMATION

Are any of the following present on site? If so, please specify the number of acres and/or percentage of site affected.

Floodplain n/a Wetlands n/a Significant Natural Resources n/a

Cultural Resources n/a Airport Noise Contours n/a Slopes greater than 15% n/a

Water Provider: ☒ City of Scappoose ☐ Well

Does the site have access to a City street? ☒ Yes ☐ No (Please explain): \_\_\_\_\_

Does the site have access to County road(s)? ☐ Yes ☒ No (Please explain): Columbia Avenue is now maintained by the City of Scappoose

Are there existing structures on the site? ☒ Yes ☐ No (If Yes, briefly explain future status of structures.) Shop, Shed, Greenhouse

**STRUCTURES:** Are any of the following structures present on the site? (If so, please specify the number of each type of building, and if any of the buildings are in the 100-year floodplain, please write FLOODPLAIN)

☒ Single Family Residence(s) #: 1 ☐ Accessory Building(s) #: \_\_\_\_\_  
☐ Barn or Other Agricultural Building(s) #: \_\_\_\_\_ ☐ Commercial Building(s): \_\_\_\_\_  
☐ Industrial Building(s) #: \_\_\_\_\_ ☐ Other \_\_\_\_\_  
☐ None

**BUSINESSES:** Is any business being operated on the property to be annexed?

☐ Yes ☒ No (If Yes, describe) \_\_\_\_\_

### COMPLETENESS CHECK (For Office Use Only)

Received by \_\_\_\_\_ Date \_\_\_\_\_

Accepted as complete by \_\_\_\_\_ Date \_\_\_\_\_

Additional reviews pending? ☐ Yes ☐ No If yes, File # \_\_\_\_\_

Receipt # 01222789 Fee(s) Paid \$2000 on 7-8-2020  
(\$2000)





# PETITION FOR ANNEXATION TO THE CITY OF SCAPPOOSE, OREGON

TO: The Council of the City of Scappoose, Oregon

We, the undersigned property owners of and/or registered voters in the area described below, hereby petition for, and give our consent to, annexation of the area to the City of Scappoose.

SIGNATURE	PRINTED NAME	I AM A:*			ADDRESS	TAX MAP	TAX LOT	PRECINCT NO.	DATE
		PO	RV	OV					
<i>Matthew a. Van Loo</i>	Matthew Van Loo	✓			33946 E Columbia Ave Scappoose, OR 97056	3N2W12-DA- 00400	0108- 5706		7/5/2020
<i>Judith Bright</i>	Judith Bright	✓			33946 E Columbia Ave Scappoose, OR 97056	3N2W12-DA- 00400	0108- 5706		7/5/2020
<i>Shabri Van Loo</i>	Shabri Van Loo	✓			33946 E Columbia Ave. Scappoose, OR 97056	3N2W12-DA- 00400	0108- 5706		8/14/2020

\*PO = PROPERTY OWNER  
RV = REGISTER VOTER  
OV = OWNER VOTER

**Application and Findings  
for  
Annexation into the City of Scappoose**

**Applicant/Owner:**

Matthew Van Loo & Judith Bright  
33946 E. Columbia Avenue  
Scappoose, OR 97056  
503-804-1747  
Jdbmvl123@gmail.com

**Applicant's Representative:**

Van Loo<sup>2</sup> Associates, LLC  
Kirsten Van Loo  
30495 SW Buckhaven Road  
Hillsboro, OR 97123  
503-956-4180

**Location:**

The property is addressed as 33946 E. Columbia Avenue, located just west of N Road/Jay Davis Lane. The parcel is described by Columbia County as tax map/lot 3N2W12DA00400.

**Request:**

Proposal to initiate annexation of approximately .44 acres into the City of Scappoose. The site is within the UGB and is adjacent to the City limits. Upon annexation the property will be rezoned R-1.

Annexation Contract Recording Number:  
2020-007423

## Proposal

This application requests approval to initiate the process to annex approximately .44 acres of land into the incorporated boundary of the City of Scappoose, with a corresponding zone change to the City designation of R-1. The request is in response to a failing septic system that cannot be repaired. Oregon Administrative Rules require denial of a request for a permit for septic repair if a sewerage system that can serve the proposed sewage flow is both legally and physically available, which is described in OAR 340-071-0160 to be within 300 feet of a connection point of a line whose owner is willing or obligated to provide sewer service. A legally and physically available City of Scappoose sewer line exists in E. Columbia along the frontage of the site.

## Site Description

The subject property contains a single family dwelling and is located on the south side of E. Columbia Avenue, just west of the intersection of N Road/Jay Davis Lane. The site currently abuts the city limits on the west side (R-4 zoning). Properties across E. Columbia to the north are also inside the city limits, and zoned R-4. Adjacent properties to the east and south are outside the City limits. Access will continue to be directly from E. Columbia.

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## Compliance With Applicable City of Scappoose Development Code Provisions

### Chapter 17.22 - Amendments to the Title, Comprehensive Plan, and Maps

#### 17.22.030 Quasi-judicial amendments.

Quasi-judicial amendments shall be in accordance with the procedures set forth in Chapter 17.162 and the following:

- A. The commission shall make a recommendation to the Council to approve, approve with conditions or deny an application for a quasi-judicial comprehensive plan map amendment or zone changes.
- B. The council shall decide the applications on the record.
- C. A quasi-judicial application may be approved, approved with conditions or denied.

**Response:** The applicant understands the process.

#### 17.22.040 Approval criteria.

Planning commission review and recommendation, and Council approval, of an ordinance amending the comprehensive plan, the zoning map, or this title shall be based on the following criteria:

- A. If the proposal involves an amendment to the comprehensive plan, the amendment is consistent with the Statewide Planning Goals and relevant Oregon Revised Statutes and Administrative Rules;

**Response:** The proposal is for an amendment to the boundary of the R-1 zone on the zoning map to include the area proposed for annexation, which is currently under the corresponding County zoning designation of SR - Suburban Residential. No amendment to the comprehensive plan is proposed.

- B. The proposal is consistent with the comprehensive plan (although the comprehensive plan may be amended concurrently with proposed changes in zoning or this title), the standards of this title, or other applicable implementing ordinances;



**Response:** The proposal is for annexation into the City and amendment to the R-1 zone boundary, and is consistent with the comprehensive plan. The applicable provisions of the Scappoose Comprehensive Plan are addressed later in this document.

C. *The change will not adversely affect the health, safety, and welfare of the community;*

**Response:** The proposed zoning map change is planned for in the Comprehensive Plan. The site is within the Scappoose urban growth boundary, and is designated as Suburban Residential. The request is for annexation and inclusion within the corresponding City zone of R-1. The purpose for annexation is to allow the existing house to connect to the public sewer due to septic system failure, which will have a positive impact to the health, safety and welfare of the community.

D. *The proposal either responds to changes in the community or it corrects a mistake or inconsistency in the comprehensive plan, the zoning map, or this title; and*

**Response:** Oregon Administrative Rules require denial of a request for a permit for septic repair if a sewerage system that can serve the proposed sewage flow is both legally and physically available. The septic system that serves the existing dwelling on the site is failing, and there is a public sewer line in E. Columbia, therefore, state law mandates the annexation into the City.

E. *The amendment conforms to Section 17.22.050.*

**Response:** Section 17.22.050 is addressed below.

#### **17.22.050 Transportation planning rule compliance.**

*Proposals to amend the comprehensive plan or zoning map shall be reviewed to determine whether they significantly affect a transportation facility pursuant to Oregon Administrative Rule (OAR) 660-012-0060 (Transportation Planning Rule - TPR). Where the City, in consultation with the applicable roadway authority, finds that a proposed amendment would have a significant effect on a transportation facility, the City shall work with the roadway authority and the applicant to modify the request or mitigate the impacts in accordance with the TPR and applicable law.*

**Response:** The proposed annexation will not have an impact on the transportation system as there is no new development planned. The existing dwelling already has access onto E. Columbia, and no alteration or increase in use is proposed.

#### **Chapter 17.44 - R-1 Low Density Residential**

##### **17.44.030 Permitted and Conditional uses.**

**Response:** Single-family detached residential dwellings outside of the Scappoose Creek Flood Plain are permitted outright within the zone. The site contains an existing residence.

##### **17.44.050 Dimensional Requirements**

**Response:**

Standard	Required	Existing
Minimum Lot Area:	6,000 sf	+/-19,166 sf
Minimum Lot Width	50'	87'
Minimum Setbacks: Front:	20'	Min. 20'



Front to Carport:	20'	Min. 20'
Side:	Min. 5' on 1 side/10' on 1 side	5', 10+
Rear:	20'	Min. 20'
Accessory Bldg:	5'	Min. 5'
Maximum Height:	35'	1.5 stories;

## **Chapter 17.136 - Annexations**

### **17.136.020 Policy**

*Annexations shall be considered on a case-by-case basis, taking into account the goals and policies in the Scappoose comprehensive plan, long range costs and benefits of annexation, statewide planning goals, this title and other ordinances of the city and the policies and regulations of affected agencies' jurisdiction and special districts.*

A. *It is the city's policy to encourage and support annexation where:*

1. *The annexation complies with the provisions of the Scappoose comprehensive plan;*

**Response:** The proposed annexation complies with the Scappoose comprehensive plan, as addressed later in this document.

2. *The annexation would provide a logical service area, straighten boundaries, eliminate or preclude islands of unincorporated property, and contribute to a clear identification of the city;*

**Response:** The annexation will allow for orderly and efficient expansion of the City. The west boundary of the site abuts lands inside the city, and across E. Columbia to the north is inside the city as well.

3. *The annexation would benefit the city by addition to its revenues of an amount that would be at least equal to the cost of providing services to the area;*

**Response:** Annexation of the property does result in an increased tax base for the city. The site contains a dwelling that will remain for the foreseeable future. With removal of the house, the site could potentially be partitioned into 2 lots in the future.

4. *The annexation would be clearly to the city's advantage in controlling the growth and development plans for the area.*

**Response:** The area proposed for annexation is within the Scappoose urban growth boundary. It has already been determined through previous processes to include the site in the UGB that it is to the City's advantage to manage the growth and development for this area.

B. *It is the city's policy to discourage and deny annexation where:*

1. *The annexation is inconsistent with the provision of the Scappoose comprehensive plan;*

**Response:** The proposed annexation is consistent with the Scappoose comprehensive plan, as addressed later in this document.

2. *The annexation would cause an unreasonable disruption or distortion of the current city boundary or service area;*

**Response:** Annexation of the site will contribute to orderly and efficient growth of the city and service area. All necessary services and facilities are available to serve the site.



3. *The annexation would severely decrease the ability of the city to provide services to an area either inside or outside of the city;*

**Response:** All necessary services are available and adequate to serve the site.

4. *Full urban services could not be made available within a reasonable time.*

**Response:** Urban services are available to serve the subject site.

#### **17.136.040 Approval Standards**

- A. *The decision to approve, approve with modification or deny, shall be based on the following criteria:*

1. *All services and facilities are available to the area and have sufficient capacity to provide service for the proposed annexation area;*

**Response:** All services are available to serve the site. The existing dwelling is already served with public water, and has been approved to connect to the sewer prior to annexation. The dwelling will remain for the foreseeable future, upon removal of the house, 2 lots are the maximum that could be accommodated on the site in the future.

2. *The impact upon public services which include but are not limited to police and fire protection, schools and public transportation to the extent that they shall not be unduly compromised;*

**Response:** The site is already served with the specified services. The service provider will change from the County to the City, where applicable, upon annexation. The site is 'fully developed' for the foreseeable future, with a maximum potential of 2 lots upon removal of the existing dwelling.

3. *The need for housing, employment opportunities and livability in the city and surrounding areas;*

**Response:** The site was included in the UGB to meet future housing needs of the City.

4. *The location of the site in relation to efficient provision of public facilities, services, transportation, energy conservation, urbanization and social impacts.*

**Response:** The location of the site has already been determined to be appropriate for low density residential development, as evidenced by the current SR comprehensive plan designation. Urban services are available to serve the site, the existing house is already served by City water, and is in the permitting process to connect to the public sewer line in E. Columbia, due to a failing septic. Storm drainage will continue to be sheet flow over the property. No additional development will occur in the foreseeable future, and the site can only accommodate up to two lots, which will require removal of the dwelling.

#### **17.136.050 Application Submission Requirements.**

- A. *All applications shall be made on forms provided by the planner and shall be accompanied by:*

1. *Copies of the annexation area, conceptual development plan(s) and necessary data or narrative (number to be determined at the pre application conference), which explains how the annexation conforms to the standards:*
  - a. *Sheet size for an annexation area, conceptual development plan and required drawings shall not exceed eighteen inches by twenty-four inches, and*
  - b. *The scale of the required drawings shall be an engineering scale.*



2. A list of the names and addresses of all who are property owners of record and whose property is within two hundred feet of the site;

**Response:** The specified items are included with the submittal materials.

- B. The required information may be combined and does not have to be placed on separate maps.
- C. The annexation area plan, data and narrative shall include the following:
  1. A map to a engineering scale of the area to be annexed which includes the surrounding area;
  2. A map of the area to be annexed including adjacent city territory as shown on the Columbia County assessor map;
  3. A legal description of the annexation area including a map;
  4. A statement of the availability, capacity and status of existing water, sewer, drainage, transportation, park, police and fire service, and school facilities;
  5. A statement of the increased demand for such facilities to be generated by any proposed development within the annexation area; and
  6. A conceptual development plan which includes:
    - a. The type of intensities (density) of the proposed land use,
    - b. Transportation corridors,
    - c. Significant natural features, and
    - d. Adjoining land uses.

**Response:** The specified items are included with the submittal materials.

#### **17.136.070 Zoning Upon Annexation**

Upon annexation, the area annexed shall be automatically zoned to the corresponding land use zoning classification as shown in the table below. The zoning designation shown on the table below is the city's zoning district which most closely implements the city's comprehensive plan map designation.

**Response:** The comprehensive plan designation for the site is SR, therefore the corresponding zone is R-1, Low Density Residential.

#### **Chapter 17.162 - Procedures for Decision Making - Quasi-Judicial**

##### **17.162.020 Application Process**

**Response:** A pre-application conference was held July 23, 2020, with City Planner Laurie Oliver. The City application form, fee and required submittal items are part of the submittal materials.

### **City of Scappoose Comprehensive Plan**

The following elements of the Scappoose Comprehensive Plan are applicable to this request:

#### **Public Services and Facilities Goals and Policies**

##### **Policies for Public Facilities and Services**

It is the policy of the City of Scappoose to:

1. Design urban facilities and services, particularly water and sewer systems, to eventually serve the designated urban growth area; also, ensure that services are provided to sufficient vacant property to meet anticipated growth needs; also, develop a design review process to insure



*that public services and facilities do not unreasonably degrade significant fish and wildlife habitats.*

**Response:** The Scappoose Land Use and Development code implements this policy. Public sewer and water lines exist within E. Columbia, the existing house is already connected to water. No additional development is expected for the foreseeable future, the maximum the site can accommodate is 2 units, which will require removal of the house.

2. *Allow the construction of certain public facilities, including water lines, sanitary sewer lines and storm sewer lines outside the Urban Growth Boundary when it is beneficial to the City from an engineering or operational basis...*

**Response:** Extension of utilities outside the UGB is not requested. Public facilities exist within E. Columbia along the site frontage, all of which is inside the UGB.

3. *Implement the City of Scappoose Water Master Plan, prepared by Economics and Engineering Services, dated April, 1997.*

4. *Require in new developments that water, sewer, street and other improvements be installed as part of initial construction.*

**Response:** City processes are in place to ensure all necessary public services are provided by new development, consistent with existing City plans. The Land Use and Development Code implements this policy, any future development on the site will be required to comply with the Code. However the maximum the site can accommodate is 2 units, which will require removal of the existing dwelling, therefore, no additional development is expected in the foreseeable future.

5. *Ensure that capacities and patterns of utilities and other facilities are adequate to support the residential densities and land use patterns of the Comprehensive Plan.*

**Response:** Utilities are available to serve the site. Sewer and water exist within E. Columbia along the site frontage. No additional development is expected in the foreseeable future.

6. *Require the nuisance free storage of solid wastes, provide for the efficient collection of solid wastes and encourage the recovery of usable materials through recycling.*

**Response:** The City has processes in place that implement this policy. Future development of the site will be required to comply with all regulations in place at the time of development. The existing dwelling is already served with regular garbage service.

7. *Implement the City of Scappoose Wastewater Master Plan, prepared by KCM, Inc., dated June 1998.*

**Response:** This policy is implemented by the Code, future development will be required to comply with all standards and regulations in place at the time of development.

8. *Develop and implement a watershed control plan to improve watershed management for the protection of surface and groundwater resources and a wellhead protection plan to protect groundwater resources. (Ord 672, 1998)*

**Response:** This policy is not applicable to this request.

9. *Control local flooding and groundwater problems using existing storm drainage systems and construction of new facilities in accordance with the Scappoose Storm Drain System Master Plan.*



**Response:** Future development on the site will be required to pay SDCs and comply with storm water regulations in place at the time of development.

10. *Require new developments to provide adequate drainage at time of initial construction in accordance with the Scappoose Storm System Master Plan while discouraging the alteration of streams, the drainage of wetlands that are identified as significant and the removal of vegetation beside streams. Natural drainage ways shall be used to carry storm water runoff whenever possible.*

**Response:** The Scappoose Land use and Development Code implements this policy. Future development will be required to meet standards and regulations in place at the time of development. No additional development is expected for the foreseeable future, once connected to public sewer, the applicants intend to enjoy their home for years to come.

11. *Develop a capital improvement program for the sewage treatment plant and water source so they can serve, in an efficient manner, a population of 10,000 people by the year 2000.*

**Response:** This policy is not applicable to this request.

12. *Discourage the expansion of local service districts when this would stimulate development in areas outside the urban growth boundary or create conditions leading to the need for sewage or other urban facilities.*

**Response:** The site is inside the urban growth boundary, and has already been determined to be appropriate for residential development, and is already in residential use, and connected to public water.

13. *Work with the Scappoose School District to promote the effective use of school facilities for recreation during non-school hours.*
14. *Encourage extensive coordination between the School District's planning and capital improvement program and the land use planning program of the City.*
15. *Improve the quality of the library by seeking out additional means of funding.*
16. *Work towards the establishment of a professional fire department.*
17. *Encourage coordination between the Hospital District's planning and the City.*
18. *Work with private utilities to locate and design power transmission lines and substations so they have a minimum impact on the environment.*

**Response:** These policies are not applicable to this request.

19. *Approve annexations of new residential lands, except in the case of a health hazard, only when:*
  1. *There is sufficient capacity in the sewer, water, street, school, fire, and police systems to service the potential additional populace.*
  2. *Sufficient in-filling of vacant land has occurred to warrant an expansion.*

**Response:** Sewer runs along the site frontage in E. Columbia. The annexation is requested due to a failing septic system. State law requires the applicants to annex and connect to public sewer rather than repair the system. No additional development is expected for the foreseeable future, and 2 units is the maximum the site can accommodate, upon removal of the existing dwelling.

20. *Approve annexations of new industrial lands only when there is sufficient capacity in the sewer, water, street, fire and police systems of the City.*



**Response:** Annexation of industrial lands is not requested.

21. *Utilize the Public and Semi-Public Comprehensive Plan designation of lands needed by public agencies for future needs.*

**Response:** The Comprehensive Plan designation for the site is Suburban Residential.

22. *Support the development of Local Improvement Districts (LID) to develop local services.*

**Response:** Public water and sewer exist along the site frontage in E. Columbia, a Collector. LIDs are not necessary at this time.

23. *Allow development over natural drainage ways only when it is shown that this development is necessary to the successful completion of the proposed project. If such filling is allowed, the culverts used shall be large enough to handle the maximum peak flow.*

**Response:** No new development is expected in the foreseeable future, and no natural drainage ways exist on site.

24. *In budgeting for public facilities, utilize the following criteria...*

**Response:** The request does not pertain to the City's public facilities budget.

25. *Ensure that new developments do not create additional burdens on inadequate sewer, water, road and drainage systems; in such cases, the City shall require the developer to do the necessary off-site work, and in return may grant variances so that such off-site costs do not make the project prohibitive.*

**Response:** Sewer and water exist along the site frontage, and no new development is planned.

### **Suburban Residential Goals and Policies**

#### **Goal for the Suburban Residential Land use Designation**

*It is the goal of the City of Scappoose to:*

- 1) *Create conditions suitable for moderate concentrations of people not in immediate proximity to public services, shopping, transportation and other conveniences.*

**Response:** The site has been determined to be suitable for development of low density residential uses through the comprehensive planning process.

- 2) *To provide places suitable for single family dwellings, duplexes, triplexes, and four-plexes.*

**Response:** The designated City zoning district for the site provides land for single family dwellings.

- 3) *Minimize adverse effects on adjacent developments through the enforcement of subdivision regulations of the Development Code.*

**Response:** City processes are in place to ensure future development proposals will be reviewed for compliance with the subdivision regulations prior to commencement of development on the subject site. However, no additional development is expected for the foreseeable future.

#### **Policies for the Suburban Residential Land Use Designation**

*It is the policy of the City of Scappoose to:*



1. *Identify and plan for the infrastructure investments necessary to support development of housing as part of the capital improvement planning process.*

**Response:** Public water and sewer exist along the site frontage in E. Columbia. The City has processes in place to ensure new development provides adequate public services and facilities.

(#2 deleted by Ord 637, 1996)

3. *Promote the development of homesites at a density and standard consistent with: the level of services that can reasonably be provided, and the characteristics of the natural environment.*

**Response:** Services are available to serve future development on the site at the densities prescribed by the designated City zoning district. In this case, the maximum the site can accommodate is 2 units, upon removal of the existing house. No development is planned at this time.

4. *Review diligently all subdivision plats to ensure the establishment of a safe and efficient road system.*

5. *Encourage developers to allocate land for open space or recreation in their subdivisions.*

**Response:** The site can only accommodate a 2-lot partition, upon removal of the existing dwelling, which is not planned at this time.

6. *Ensure and plan for the infrastructure investments necessary to support development of housing as part of the capital improvement planning process.*

**Response:** Connection to public sewer generally requires SDC's, which contribute to the funding of infrastructure.

## Statewide Planning Goals

### **Goal 1 Citizen Involvement:**

*To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process...*

**Response:** The annexation process includes public hearings before the Planning Commission and the City Council, both of which offer opportunities for citizen involvement.

### **Goal 2 Land Use Planning:**

*To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions...*

**Response:** The City's Comprehensive Plan has been developed to include the subject site based on availability of services and logical development patterns.

### **Goal 11 Public Facilities and Services:**

*To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development...*

**Response:** All public facilities are available to serve the site, annexation into the City implements the Comprehensive Plan.

## **CONCLUSION**

Based on the findings contained above, the Applicant has addressed the applicable criteria for granting approval to annex .44 acres of residential lands into the City of Scappoose.

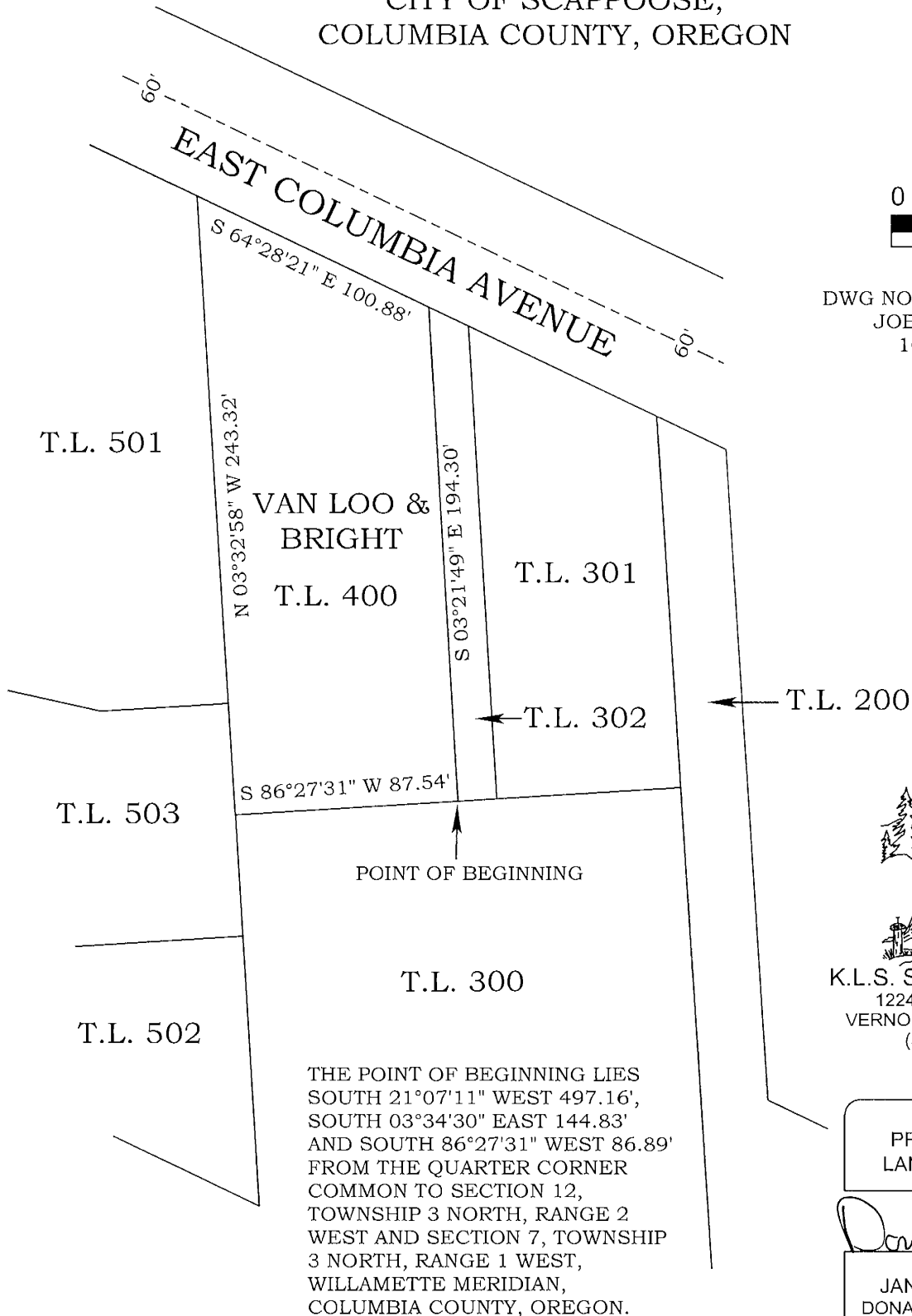
**EXHIBIT "A"**  
Legal Description

Beginning at the quarter corner common to Section 12, Township 3 North, Range 2 West and Section 7, Township 3 North, Range 1 West, Willamette Meridian, Columbia County, Oregon; thence South  $21^{\circ}07'11''$  West a distance of 497.16 feet; thence South  $03^{\circ}34'30''$  East a distance of 144.83 feet; thence South  $86^{\circ}27'31''$  West a distance of 86.89 feet to the true point of beginning of a parcel herein described; thence South  $86^{\circ}27'31''$  West a distance of 87.54 feet; thence North  $03^{\circ}32'58''$  West a distance of 243.32 feet to the Southerly right of way of Columbia Avenue (Honeyman County Road No. P-128, 60 right of way); thence South  $64^{\circ}28'21''$  East a distance of 100.88 feet; thence leaving said right of way South  $03^{\circ}21'49''$  East a distance of 194.30 feet to the true point of beginning.

ANNEXATION EXHIBIT  
FOR JUDITH BRIGHT  
IN THE SE 1/4 OF SECTION 12  
T3N, R2W, W.M.,  
CITY OF SCAPPOOSE,  
COLUMBIA COUNTY, OREGON




60 Ft/In  
DWG NO. 20-261 EXHIBIT  
JOB NO. 20-261  
10-21-2020



  
K.L.S. SURVEYING INC.  
1224 ALDER STREET  
VERNONIA, OREGON 97064  
(503) 429-6115

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

  
OREGON  
JANUARY 19, 1993  
DONALD D WALLACE, JR  
2601  
RENEWS 6/30/22





00274697202000074230030036

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon,  
certify that the instrument identified herein was recorded in the Clerk  
records.

Elizabeth E. Huser - County Clerk

AFTER RECORDING RETURN TO:  
City of Scappoose  
33568 East Columbia Avenue  
Scappoose, OR 97056

**City of Scappoose Annexation Contract as Authorized by ORS 222.115**

This Annexation Contract, authorized by ORS 222.115, is made as of July 20, 2020 by and between the City of Scappoose, a municipal corporation of the State of Oregon ("City") and property owners Matthew Van Loo and Judy Bright ("Owners")

**RECITALS**

- A. The Septic Tank serving the residence, with a legal description set forth in Exhibit A of this Contract, and commonly referred to as 33946 E. Columbia Avenue, Scappoose, OR., 97056 ("Property") has failed and cannot be repaired; and
- B. The Owners of the Property wish to annex into the City so that they can connect to the City's sanitary sewer system; and
- C. The City believes that it is within the public health's interest to allow connection to the City's sanitary sewer system prior to completion of the annexation process.

**AGREEMENT**

- 1. The Owners and City agree that this is an Annexation Contract as authorized by ORS 222.115, and that it will be binding on the Owners of the Property and any future holder of interest in the Property.
- 2. The Owners consent to annexation of their Property in return for extraterritorial sewer services and shall be responsible for all consultant costs related to preparation of a complete annexation application.
- 3. The Owners agree to file for annexation within ninety (90) days of execution of this Contract and will pay one-half (1/2) of the City's Annexation Fee upon execution of this Contract, with the remaining portion due when the Petition for Annexation is filed.
- 4. The City agrees to allow the connection to the sanitary sewer system as soon as practicably possible once the City has issued the applicable permits.
- 5. The Owners agree to pay the required system development charge for sewer as well as hookup fees at the time connection is made.
- 6. The Owners shall record this Contract among the Deed Records in Columbia County, Oregon upon execution of the Contract by the City and Owners and will pay any and all recording fees. Owners shall submit a copy of the recorded document to City once completed and prior to connection to sewer services.

City of Scappoose, Oregon, a municipal corporation

By:

  
Michael J. Sykes, City Manager

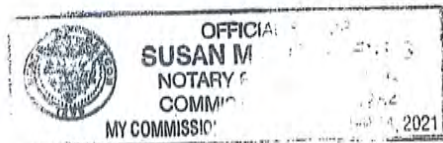
**Michael J. Sykes, City Manager**

[illegible]

This instrument was acknowledged before me this 20<sup>th</sup> day of July, 2020 as the City Manager of the City of Scappoose, a municipal corporation of the State of Oregon.

Notary Public for Oregon

My Commission Expires: Sept 14, 2021



By:

Matthew A. Vento

and

Gudy Bright

**Judy Bright**

## Property Owners

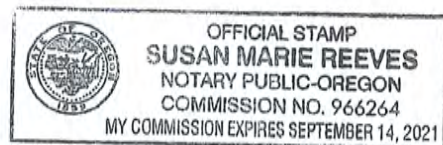
STATE OF OREGON )  
 ) ss.  
County of Columbia )

This instrument was acknowledged before me on July 20, 2020, by

Matthew Van loo + Judy Bright

NOTARY PUBLIC FOR OREGON

My Commission Expires: Sept 14, 2021





Chris Negelspach, City Engineer

**CITY OF SCAPPOOSE**33568 E. COLUMBIA AVE.  
SCAPPOOSE, OREGON 97056  
(503) 543-7184**LAND USE ACTION REFERRAL (ANX1-20/ZC1-20)****October 6, 2020****RETURN TO:** Laurie Oliver, City Planner, City of Scappoose, 33568 East Columbia Ave, Scappoose, OR, 97056 or email [loliver@cityofscappoose.org](mailto:loliver@cityofscappoose.org) by **October 20, 2020.**

**REGARDING:** An application submitted by Matthew Van Loo and Judith Bright for the proposed Annexation (ANX1-20) and Zone Change (ZC1-20) for approximately .44 acres described as Columbia County Assessor Map Number 3212-DA-00400. The site is located south of E Columbia Ave and just west of Jay Davis Lane, at 33946 E Columbia Ave. Based on the requirements of the Scappoose Development Code, if this property is annexed it would automatically receive Low Density Residential (R-1) zoning since the site has a "Suburban Residential" Comprehensive Plan Map designation.

1. \_\_\_\_\_ We have reviewed the enclosed application and have no objection to its approval as submitted.
2. \_\_\_\_\_ Please see either our comments (below) or attached letter.
3. \_\_\_\_\_ We are considering the proposal further and will have comments to you by \_\_\_\_\_.
4. \_\_\_\_\_ Our board must meet to consider this; we will return their comments to you by \_\_\_\_\_.
5. \_\_\_\_\_ Please contact our office so we may discuss this.
6. \_\_\_\_\_ We recommend denial of the application. Please see either our comments (below) or attached letter:

**COMMENTS:** WELCOME ABOARD!

PLEASE HAVE THEM PROVIDE CLARIFICATION REGARDING  
THE EXTENT OF THE PROPERTY TO BE ANNEXED. LIST THE  
TL# ON THE EXHIBIT & REFERENCE THIS IN THE LAND USE  
NARRATIVE TO ADD CLARITY.

Signed: C. NegelspachTitle: CITY ENGINEERDate: 10/06/2020

**Laurie Oliver**

---

**From:** Matt Laird <Matt.Laird@columbiacountyor.gov>  
**Sent:** Friday, October 2, 2020 1:38 PM  
**To:** Laurie Oliver  
**Subject:** RE: Annexation and Zone Change (ANX1-20/ZC1-20) referral comment request

Laurie-

Columbia County Planning has no objection to the proposed annexation of 3212-DA-00400.  
Please send a notice of final decision once complete.  
Thank you for the opportunity to comment.

Cordially,

**Matt Laird**

Planning Manager  
Columbia County, Oregon  
230 Strand Street, St. Helens, OR 97051  
503.397.7217  
[matt.laird@co.columbia.or.us](mailto:matt.laird@co.columbia.or.us)  
[www.co.columbia.or.us](http://www.co.columbia.or.us)

*Service ~ Engagement ~ Connection ~ Innovation*

**From:** Laurie Oliver <loliver@cityofscappoose.org>  
**Sent:** Friday, October 2, 2020 11:08 AM  
**To:** Matt Laird <Matt.Laird@columbiacountyor.gov>  
**Subject:** Annexation and Zone Change (ANX1-20/ZC1-20) referral comment request

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you are expecting this email and/or know the content is safe.

Matt-

Please find attached a referral request regarding an annexation application I am currently processing. I have also attached the application, narrative, and a vicinity map. To further explain, this is a unique situation in that the Council approved the property owner to connect to City sewer early in exchange for their agreement to apply for annexation within 90 days of signing the annexation agreement document, which has been recorded (also attached). The owner was unable to repair their septic system, prompting connection to City sewer in an emergency situation.

I am requesting comments back by October 20, 2020. Please let me know if you'd prefer I mail a hard copy as well.

Happy Friday!

**Laurie Oliver Joseph, AICP, CFM** | City Planner & Planning Department Supervisor  
**City of Scappoose**  
33568 E Columbia Ave. | Scappoose, OR 97056 | tel: 503-543-7184  
email: [loliver@cityofscappoose.org](mailto:loliver@cityofscappoose.org)



# CITY OF SCAPPOOSE

## November 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Work Session 6pm City Council 7pm	3 	4	5	6	7
8	9	10	11 Offices closed  Veteran's Day	12 Planning Commission 7pm	13	14
15	16 City Council 7pm	17	18	19 EDC ~ noon  Park & Rec Committee 6pm	20	21
22	23	24	25	26 Offices Closed 	27 Offices Closed	28
29	30					



# CITY OF SCAPPOOSE

## December 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7 City Council 7pm	8	9	10	11	12
13	14 City Council 7pm (note date change)	15	16	17 EDC ~ noon  Park & Rec Committee 6pm	18	19
20	21 (no city council- moved to 14 <sup>th</sup> )	22	23	24 Offices closed 	25 Offices closed	26
27	28	29	30	31 	January 1	