

# CITY OF SCAPPOOSE

33568 E. COLUMBIA AVE.  
SCAPPOOSE, OREGON 97056  
(503) 543-7184

## NOTICE

NOTICE IS HEREBY GIVEN that the Scappoose Planning Commission will hold a public hearing on **Thursday, November 12, 2020** at 7:00 p.m. in the Scappoose City Hall Council Chambers\*, 33568 E. Columbia Avenue, in the City of Scappoose, Oregon, and a subsequent hearing by City Council is scheduled for **December 7, 2020** at 7:00 p.m. in the Scappoose City Hall Council Chambers\* in regard to the following matter:

### **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.

The Planning Commission's recommendation and City Council's decision on the above public hearing items must be based on findings that a specific set of criteria have or have not been met. Comments submitted in regard to the application should be directed toward those criteria that are generally as follows:

1. Applicable goals and policies of the Scappoose Comprehensive Plan.
2. Applicable sections of Title 17 (Land Use and Development) of the Scappoose Municipal Code, with particular emphasis on Chapters 17.22 (Amendments to the Title, Comprehensive Plan, and Maps); 17.44 (R-1, Low Density Residential); 17.136 (Annexations); and 17.162 (Procedures for Decision Making--Quasi-Judicial). The Municipal Code may be found online at <http://www.ci.scappoose.or.us/>.

The purpose of the hearing is to take testimony, either written or oral\*, regarding the proposed amendments. A staff report will be available to view online one week before the hearing. **Written comments may be submitted to City of Scappoose, City Planner, 33568 E. Columbia Ave., Scappoose, Oregon 97056 or email comments to loliver@cityofscappoose.org by 5:00 p.m., Wednesday, November 11, 2020.** Failure to raise an issue in person, by letter, or email prior to the close of the public comment period, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes appeal on that issue.

**\*Due to COVID-19 restrictions, this meeting may be held via telephone conference rather than in person. More details will be available (including a call in number, if applicable) one week prior to the hearing date on the City website at <https://www.ci.scappoose.or.us/bc-pc> or by calling the Community Development Center at 503-543-7184. Emailed and/or written mailed comments are STRONGLY encouraged, rather than verbal testimony by telephone (if meeting is held virtually).**

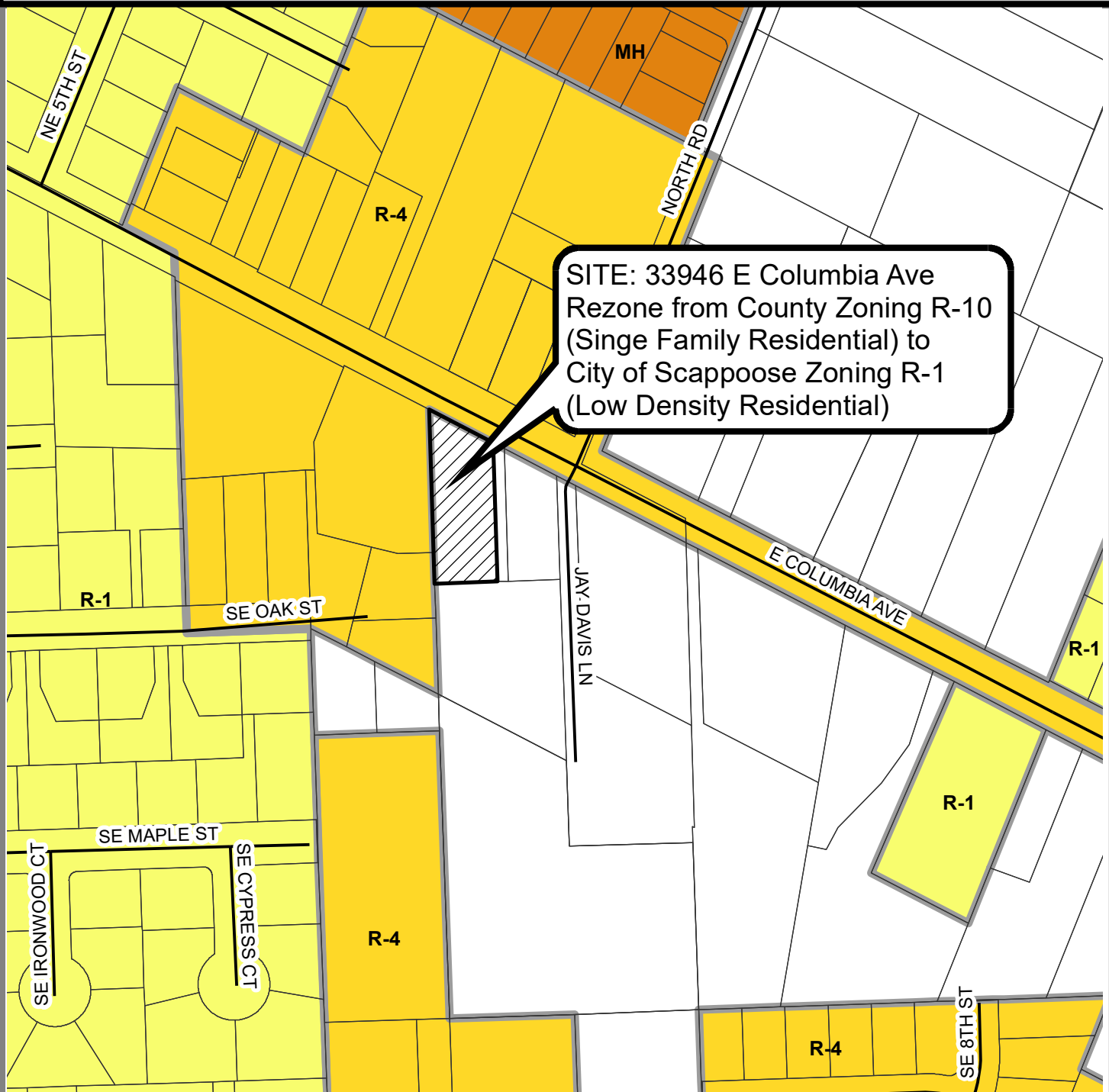
The decision-making criteria, application, and records concerning this matter are available in the Scappoose Community Development Center office at 52610 NE 1<sup>st</sup> Street, Scappoose, Oregon during working hours. For additional information call (503) 543-7184. The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting the City Recorder (503) 543-7146.

 City Planner

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

Columbia County Assessor Map # 3212-DA--00400



Scappoose GIS

**Legend**

|               |    |      |                  |
|---------------|----|------|------------------|
| <b>Zoning</b> | MH | PL-R | Streets          |
| R-1           | C  | PL-U | Taxlots Boundary |
| R-4           | EC | PL-I |                  |
| A-1           | LI | PUA  |                  |



0 100 200 400 Feet