

CITY OF SCAPPOOSE

NOTICE OF LIMITED LAND USE DECISION

The Scappoose Planning Commission has scheduled a Limited Land Use Decision to consider an application from Westlake Consultants. The request is for Tentative Subdivision Plat Approval (SB1-20) to subdivide ~5.7 acres of land located south west of the SW Callahan and SW Old Portland Road intersection, further described as Columbia County Assessor Map Numbers 3213-CD-04502, 3213-CD-04500, and 3213-CD-04501 to create 33 lots in the Moderate Density Residential (R-4) zoning district.

The hearing is scheduled for Thursday, August 26, 2021, at 7:00 p.m. in the Council Chambers of the Scappoose City Hall located at 33568 East Columbia Avenue. Subdivisions are Limited Land Use Decisions and do not require a public hearing (there will be no opportunity to provide verbal testimony during the hearing regarding the subdivision, but written comments are accepted before 5:00 p.m., Wednesday, August 25, 2021).

The Planning Commission's decision on the above land use decision must be based on findings that a specific set of criteria have been or have not been met. Comments submitted in regards 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 17.50 (R-4 – Moderate Density Residential); 17.104 (Street Trees); 17.150 (Land Division – Subdivision); 17.154 (Street and Utility Improvement Standards); and 17.164 (Procedures for Decision Making - Limited Land Use).**

The decision-making criteria, application, and records concerning this matter are available in the Scappoose Community Development Center office at 52610 NE 1st Street, Suite 120, Scappoose, Oregon during working hours or by calling 503-543-7184. Please schedule an appointment to discuss this application.

Interested parties may submit written comments to the City of Scappoose, City Planner, 33568 E Columbia Ave., Scappoose, Oregon, 97056 or email loliver@cityofscappoose.org, before 5:00 p.m., Wednesday, August 25, 2021. Failure to raise an issue prior to the close of the public comment period, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes appeal on that issue.

The City of Scappoose does not discriminate on the basis of handicap status in its programs and activities. If special accommodations are necessary please contact the City Recorder at City Hall, (503) 543-7146.