



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

## CONDITIONAL USE 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. **INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED UNTIL THE PLANNING DEPARTMENT RECEIVES ALL REQUIRED SUBMITTAL MATERIALS. REFER TO SUBMITTAL CHECKLIST PAGE.**

### Tracking Information (For Office Use Only)

Application Submittal Includes:

☐ 2 Hard Copies Required (Initial Submittal)

☐ Electronic Submittal

☐ Fee

☐ 7 Hard Copies Required (Final Submittal, once deemed complete by City Planner)

Date Submitted with payment: \_\_\_\_\_

Receipt #: \_\_\_\_\_

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

### SITE LOCATION & DESCRIPTION

Tax Map #(s) 3N2W12CB Tax Lot #(s) 401

Frontage Street or Address JP West Road (No Address)

Nearest Cross Street Captain Roger Kucera Way

Plan Designation LDR Zoning R-1 Site Size 17.31 (acres or sq. ft.) Dimensions variable

### SUMMARY OF REQUEST

Proposed Project Name Buxton Ranch

Project Type/Narrative Summary: (Provide a brief summary including the nature of activities, number of students/participants, hours of operation, and specify project type: Single-family Residential, Multi-family Residential, Institution, Commercial, Industrial, Mixed Use)

48 Lot + single family residential subdivision with Planned Development Review. Project also includes sensitive lands review for floodplain, wetlands, steep slopes & Fish & Riparian Corridor. See attached narrative for additional details.

Subject to previous Land-use approval? ☐ Yes ☒ No File No. \_\_\_\_\_ (attach copy of Notice of Decision)

# of Buildings 48 # of Parking Spaces 4/unit # of Accessible Parking Spaces N/A % of Landscaping N/A

**NOTE:** The summary provided above must be part of a more extensive written narrative that describes the project and justifies the requested conditional use based on the approval criteria. For more information read Approval Criteria and Submittal Requirements attached.

CONTINUED ON PAGE 2

**CONDITIONAL USE APPLICATION  
(CONTINUED)**

**DETAILED SITE INFORMATION**

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

Flood Plain ☒ Wetlands ☒ Significant Natural Resources ☒

Cultural Resources \_\_\_\_\_ Airport Noise Contours \_\_\_\_\_ Slopes Greater Than 15% ☒

Water Provider: ☒ City of Scappoose ☐ Well ☐ Other: \_\_\_\_\_

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

Does the site have access to County road(s) ☐ Yes ☒ No (Please explain) \_\_\_\_\_

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

Existing shed to be removed

**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) Chip Buxton

Business Name Buxton Family Investments, LLC

Mailing Address PO Box 503069 City White City State OR Zip 97503

Phone # 541-950-1333 Fax # \_\_\_\_\_ Email Address chip.buxton@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) \_\_\_\_\_ Date: \_\_\_\_\_

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

**Applicant:** Name Steve Puls

Business Name David Weekley Homes

Mailing Address 1905 NW 169<sup>th</sup> Place, Ste 102, Beaverton, OR 97006

Phone # 503-213-4403 Fax # \_\_\_\_\_ Email Address spuls@dwhomes.com

Applicant's Signature [Signature] Date: 2-22-22

Applicant's interest in property \_\_\_\_\_

CONTINUED ON PAGE 3



**CONDITIONAL USE APPLICATION  
(CONTINUED)**

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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) [Signature] Date: 2/16/2022

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

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