

****REVISED MEETING DATE****

CITY OF SCAPPOOSE NOTICE OF A CONSOLIDATED LIMITED LAND USE DECISION AND QUASI-JUDICIAL LAND USE PUBLIC HEARING

The Scappoose Planning Commission has scheduled a consolidated Limited Land Use Decision and Quasi-Judicial Land Use Public Hearing to consider:

Docket # SDR3-21, SLDP (1-21, 2-21, 3-21), PLA2-21

OXBO Inc. has requested approval of an application for Site Development Review to allow for the construction of an 11,940 square foot equipment storage warehouse and an associated 3,600 square foot administrative office building for a new OXBO Headquarters. The applicant requests sensitive lands development permits due to the presence of floodplain, wetlands and fish and riparian corridor on site. The applicant also requests a property line adjustment to remove some of the common property lines on site. The site is located just west of the Oregon Meat Company building (addressed as 53195 Columbia River Hwy), northwest of the Scappoose-Vernonia Hwy and Columbia River Hwy intersection, on property described as Columbia County Assessor Map # 3201-CO-00600, 3201-CO-01700, 3201-CO-03100, 3201-CO-02800 and 3201-CO-02701.

The meeting (which was previously scheduled for November 10, 2022) is now scheduled for **Thursday, December 8, 2022**, at 7:00 p.m. in the Council Chambers of the Scappoose City Hall located at 33568 East Columbia Avenue. Quasi-Judicial Decisions allow for both verbal and written testimony, which applies to the Sensitive Lands Development Permits. Only written comments are permitted for Limited Land Use Decisions (by 5:00 p.m., Wednesday, December 7, 2022), which applies to the Site Development Review and Property Line Adjustment applications.

The Planning Commission's decision must be based on findings that a specific set of criteria have or have not been met. Comments submitted in regard to the application should be directed toward applicable sections of Title 17 (Land Use and Development) of the Scappoose Municipal Code, with particular emphasis on Chapters 17.70 (LI, Light Industrial); 17.84, 17.85, 17.89 (Sensitive Lands, Flooding, Wetlands, Fish and Riparian Corridor); 17.90 (Environmental Performance Standards); 17.100 (Landscaping, Screening, and Fencing); 17.104 (Street Trees); 17.106 (Off-Street Parking and Loading Requirements); 17.120 (Site Development Review); 17.152 (Property Line Adjustment); 17.154 (Street and Utility Improvement Standards); and 17.162 and 17.164 (Procedures for Decision Making – Quasi-Judicial, Limited Land Use Decisions).

The decision-making criteria, application, and records concerning this matter are available in the Scappoose Community Development Center office at 52610 NE 1st Street, Scappoose, Oregon during working hours or by calling (503) 543-7184. An appointment will be necessary.

Interested parties may submit written comments to the City of Scappoose, City Planner, 33568 E. Columbia Avenue, Scappoose, Oregon, 97056 or email comments to loliver@cityofscappoose.org by 5:00 p.m., Wednesday, December 7, 2022. Failure to raise an issue in writing prior to the close of the public comment period, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes appeal on that issue.

The 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. This notice has also been published on the City's website at www.ci.scappoose.or.us.

CITY OF SCAPPOOSE

SUSAN REEVES, CITY RECORDER

TTY 1-503-378-5938