



# SCAPPOOSE

*Oregon*

## NOTICE OF A CONSOLIDATED LIMITED LAND USE DECISION AND QUASI-JUDICIAL HEARING

The Scappoose Planning Commission has scheduled a limited land use decision and quasi-judicial hearing to consider a consolidated application for Site Development Review and Sensitive Lands Development Permit (SDR 1-24, SLDP 2-24) submitted by the City of Scappoose. The request is to allow for the demolition of two existing water reservoirs, construction of a new 3-million-gallon water reservoir, and improvements to various site amenities. The site is located at 52212 SW Keys Road, southeast of the SW Keys Landing Road and SW Keys Road intersection, on property described as Columbia County Assessor Map #3211-DD-00200.

The meeting is scheduled for Thursday, May 9, 2024 at 7:00 p.m. in the Council Chambers at Scappoose City Hall, located at 33568 E Columbia Avenue. The meeting can also be attended virtually via Microsoft Teams (link available on the City's website 7 days prior to the decision). Limited land use decisions (Site Development Review) do not allow verbal testimony during the hearing; however, written comments are permitted prior to the deadline indicated below. Quasi-judicial decisions (Sensitive Lands Development Permit) allow verbal testimony during the hearing as well as written comments prior to the deadline below.

The Planning Commission's decision on the above consolidated 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 the Scappoose Municipal Code, with particular emphasis on Chapters 12.10 (Visual Clearance Areas); 17.01.060 (Right-of-way dedications and improvements); 17.78 (PL-U Public Lands–Utility); 17.86 (Sensitive Lands–Slope Hazard); 17.100 (Landscaping, Screening, and Fencing); 17.104 (Street Trees); Chapter 17.120 (Site Development Review); 17.154 (Street and Utility Improvement Standards); 17.162 (Procedures for Decision Making–Quasi-Judicial); and 17.164 (Procedures for Decision Making–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 Monday through Thursday during working hours or by calling (503) 543 - 7184 Monday through Friday during working hours.

Interested parties may submit written comments by mail to City of Scappoose; Associate Planner; 33568 E Columbia Avenue; Scappoose, OR 97056 or by email at [njohnson@scappoose.gov](mailto:njohnson@scappoose.gov) by Wednesday, May 8, 2024 at 5:00 p.m. Comments related to the quasi-judicial decision may be made in writing prior to the deadline or verbally at the hearing. Failure to raise an issue verbally or 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 disability in its programs and activities. Council Chambers can be accessed through automated door openers, available during public meetings. If special accommodations are necessary to attend the meeting, please contact the City Recorder at City Hall, (503) 543 - 7146 or TTY (503) 378 - 5938 at least 24 hours in advance.