

CITY OF SCAPPOOSE
NOTICE OF A QUASI-JUDICIAL HEARINGS

The Scappoose Planning Commission has scheduled a quasi-judicial hearing and the Scappoose City Council has scheduled two quasi-judicial meetings (one hearing and one decision) to consider:

Docket # CPMA 1-25; ZC 1-25; SDR 1-25; SLDP 1-25, 2-25, 3-25

Adam Ofstad has requested approval of a consolidated application for Comprehensive Plan Map Amendment to redesignate the subject site from Industrial to Commercial on the Comprehensive Plan Map; Zone Change to rezone the subject site from Light Industrial to Expanded Commercial; Site Development Review to allow for construction of a mini-storage facility with a caretaker dwelling as well as improvements to various site amenities; and three Sensitive Lands Development Permits to allow for certain components of this development proposal to partially occur in the regulated floodplain, wetlands, and fish and riparian corridor overlay. The site is located at 53026 NW Thornton Drive, northwest of the Scappoose-Vernonia Highway and Columbia River Highway intersection, on property described as Columbia County Assessor Map #3201-C0-02701.

The Planning Commission hearing is scheduled for **Thursday, July 10, 2025 at 7:00 pm** in the Council Chambers at Scappoose City Hall, located at 33568 E Columbia Avenue. The City Council will consider the Planning Commission's recommendation at the August 4, 2025 (first reading of ordinance and public hearing) and August 18, 2025 (second reading of ordinance and decision) City Council meetings. Both City Council meetings take place at 7:00 pm in the Council Chambers at Scappoose City Hall, located at 33568 E Columbia Avenue. These meetings can also be attended virtually via Microsoft Teams (link available on the City's website 7 days prior to the meeting). Quasi-judicial hearings allow verbal testimony during the Planning Commission meeting and the first City Council meeting as well as written comments prior to the deadlines indicated below.

The City Council's decision on the above 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 applicable sections of the Scappoose Municipal Code with particular emphasis on Chapters 12.10 (Visual Clearance Areas) 17.22 (Amendments to the Title, Comprehensive Plan, and Maps), 17.68 (EC Expanded Commercial), 17.84 (Sensitive Lands–Flooding), 17.85 (Sensitive Lands–Wetlands), 17.88 (Sensitive Lands–Fish and Riparian Corridor Overlay), 17.100 (Landscaping, Screening, and Fencing), 17.106 (Off-Street Parking and Loading Requirements), 17.120 (Site Development Review), 17.154 (Street and Utility Improvement Standards), and 17.162 (Procedures for Decision Making–Quasi-Judicial); the Scappoose Comprehensive Plan with particular emphasis on Policies for Economics and Policies for the Commercial Land Use Designation; Oregon Administrative Rules with particular emphasis on Section 660-009-0010 (Economic Development) and Section 660-012-0060 (Transportation Planning Rule); and Oregon Statewide Planning Goals with particular emphasis on Goals 1, 2, 9, and 12.

The decision-making criteria, application, and records concerning this matter are available to view at the Scappoose Community Development Center office, located at 52610 NE 1st Street, Monday through Thursday from 8:00 - 5:00. Please call (503) 543-7184 to schedule an appointment.

Interested parties may submit written comments by mail to City of Scappoose; N.J. Johnson; 33568 E Columbia Avenue; Scappoose, OR 97056 or by email at njohnson@scappoose.gov by **Wednesday, July 9, 2025** at 5:00 pm for the Planning Commission hearing or by **Friday, August 1, 2025** at 5:00 pm for the City Council hearing. Testimony (written or oral) submitted after July 9, 2025 at 5:00 pm may only provide argument but may not introduce new evidence. Issues which may provide the basis for an appeal must be raised in writing prior to the close of this public comment period 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 1 (503) 378-5938 at least 24 hours in advance.

This notice has also been published on the City's website at www.scappoose.gov/meetings.

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SUSAN REEVES, CITY RECORDER

TTY 1 (503) 378-5938