



**SCAPPOOSE PLANNING COMMISSION**  
**Council Chambers at City Hall**  
**33568 E. Columbia Avenue**

**THURSDAY, MAY 8, 2008 at 7:00 p.m.**

**1.0 CALL TO ORDER**

**2.0 ROLL CALL**

**3.0 APPROVAL OF MINUTES**  
April 24, 2008

**4.0 CITIZEN INPUT**

**5.0 NEW BUSINESS**

**5.1 DOCKET # SB3-08**

Consideration of an application submitted by Masonry Builders, Inc. to subdivide Columbia County Assessor Map No. 3107-CB-04000 to create 4 lots. The property is zoned Low Density Residential (R-1). The site is located at 34078 E. Columbia Ave.

**Format: Limited Land Use**

**5.2 DOCKET # SDR1-08**

Consideration of an application for Site Development Review (SDR1-08) submitted by Branches – A Christian Church, Inc. The request is for review of the proposed conversion of a portion of an existing structure from retail/office space to a church. The leased space would total approximately 6,560 square feet. The site is located at 33444 SW Havlik Drive, on the southeast corner of Havlik Drive and Old Portland Road, on property described as Columbia County Assessor Map # 3213-CA-01100.

**Format: Limited Land Use**

**5.3 DOCKET # SB3-07/MOA1-08**

Consideration of an application for Modification of Approval (MOA1-08). The Planning Commission approved Tentative Subdivision Plan SB3-07 (“Elm Street”) on July 26, 2007. TFT Construction is requesting approval to modify the site plan by adding two parcels (for a total of 17 lots). The site is located on the north side of SE Elm Street, east of SE 8th Court and is described as Columbia County Assessor Map No. 3107CC-01000.

**Format: Limited Land Use**

#### **5.4 DOCKET # SB4-07/MOA2-08**

Consideration of an application for Modification of Approval (MOA2-08). The Planning Commission approved Tentative Subdivision Plan SB4-07 ("Unger subdivision") on March 27, 2008. OHM Equity Partners, LLC is requesting approval to modify the site plan by changing the number of lots from 9 to 14. The site is located at 52525 North Road, between North Road and Kale Street and is described as Columbia County Assessor Map No. 3212-AD-06000.

**Format: Limited Land Use**

#### **6.0 COMMUNICATIONS**

##### **6.1 Calendar Check**

##### **6.2 Commission Comments**

##### **6.3 Staff Comments**

#### **7.0 Adjourn**

**This is an open meeting and the public is welcome. The City of Scappoose does not discriminate on the basis of handicap status in its programs and activities. If special accommodations are required, please contact Susan Pentecost, City Recorder, in advance, at 543-7146, ext 224.**

**TTY 1-503-378-5938**