

**CITY OF SCAPPOOSE
NOTICE OF LIMITED LAND USE DECISION**

The Scappoose Planning Commission has scheduled a Limited Land Use Decision to consider the following application:

DOCKET # SDR1-13

Rosedale Development, LLC has requested approval of an application for Site Development Review for a proposed 4,800 square foot commercial building and 5 duplexes. The site is located on SE 2nd Street near Havlik Drive on property described as Columbia County Assessor Map # 3213-DB-00100.

The meeting is scheduled for Thursday, March 14, 2013, at 7:00 p.m. in the Council Chambers of Scappoose City Hall located at 33568 East Columbia Avenue. Site Development Review is a Limited Land Use Decision and does not require a public hearing (verbal testimony will not be considered).

The Planning Commission's decision on the above public hearing items must be based on findings that a specific set of criteria have been 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 17.68 (EC, Expanded Commercial), 17.100 (Landscaping, Screening and Fencing), 17.104 (Street Trees), 17.106 (Off-Street Parking and Loading Requirements), 17.120 (Site Development Review), and 17.154 (Street and Utility Improvement Standards), 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, Scappoose, Oregon during working hours or by calling (503) 543-7184.

Interested parties may submit written comments to the City of Scappoose, City Planner, 33568 E. Columbia Avenue, Scappoose, Oregon, 97056 or fax comments to (503) 543-5679 by 5:00 p.m. March 13, 2013. 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.

CITY OF SCAPPOOSE

SUSAN M. REEVES, MMC
CITY RECORDER

TTY 1-503-378-5938