



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

June 28, 2007



TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Scappoose Plan Amendment
DLCD File Number 002-07

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Copies of the adopted plan amendment are available for review at DLCD offices in Salem, the applicable field office, and at the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT OR DEADLINE TO APPEAL: July 10, 2007

This amendment was not submitted to DLCD for review prior to adoption. Pursuant to OAR 660-18-060, the Director or any person is eligible to appeal this action to LUBA under ORS 197.830 to 197.845.

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE DATE SPECIFIED ABOVE.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Gary Fish, DLCD Regional Representative
Susan Pentecost, City of Scappoose

<paa>

CITY OF SCAPPOOSE

33568 EAST COLUMBIA AVENUE
SCAPPOOSE, OREGON 97056
(503) 543-7146
FAX: (503) 543-7182

DEPT OF

JUN 21 2007

LAND CONSERVATION
AND DEVELOPMENT

June 19, 2007

DLCD
550 Capitol St. NE, Suite 235
Salem, Oregon 97301-2552

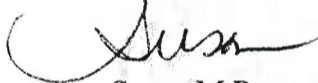
Re: Annexation into the City of Scappoose

On the May 15, 2007 ballot there were five applications for annexation that were passed by the citizens of Scappoose. As per Oregon Revised Statutes I am sending you the following:

- 1) Resolution proclaiming the annexations.
- 2) The Legal Descriptions
- 3) The Voting Abstract
- 4) Copies of the application to annex, from the landowners (also included staff reports)
- 5) A copy of the Ordinance approving the annexation, which the Council adopted before the election, which also includes re-zoning information.

If you have any questions, please do not hesitate to contact me at 503-543-7146.

Sincerely,



Susan M Pentecost
City Recorder

RESOLUTION NO. 07-09

A RESOLUTION PROCLAIMING CERTAIN PROPERTIES ANNEXED TO THE CITY.


WHEREAS, according to the abstract provided by the Columbia County Elections Officer and attached hereto as Exhibit A, five measures proposing to annex five properties to the City of Scappoose ("City") were approved by a majority of votes cast within the City at the May 15, 2007 election; and

WHEREAS, as required by ORS 222.170(3), legal descriptions of the properties are attached hereto as Exhibit B and incorporated herein by reference;

NOW, THEREFORE, the City Council ("Council") of the City of Scappoose proclaims as follows:

The properties approved for annexation by the City's voters on May 15, 2007, and described in Exhibit B to this Resolution, are hereby annexed to the City.

Passed and adopted by the Council and signed by me, and the City Recorder in authentication of its passage this 18th day of June, 2007.



Scott Burge, Mayor

ATTEST:



Susan M. Pentecost, City Recorder

NUMBERED KEY CANVASS
RUN DATE:05/29/07 09:03 AM

SPECIAL DISTRICT ELECTION
MAY 15, 2007
COLUMBIA COUNTY, OREGON
WITH 4 OF 4 PRECINCTS REPORTING

OFFICIAL CANVASS
REPORT-EL52 PAGE 0060

5-166 CITY OF SCAPPOOSE
Vote For 1
01 = Yes
02 = No

VOTES PERCENT

03 = OVER VOTES
04 = UNDER VOTES

VOTES PERCENT

		736	74.19			0
		256	25.81			45
	01	02	03	04		
0031	31	152	55	0	9	
0032	32	138	51	0	8	
0033	33	248	81	0	18	
0034	34	198	69	0	10	

NUMBERED KEY CANVASS
RUN DATE:05/29/07 09:03 AM

SPECIAL DISTRICT ELECTION
MAY 15, 2007
COLUMBIA COUNTY, OREGON
WITH 4 OF 4 PRECINCTS REPORTING

OFFICIAL CANVASS
REPORT-EL52 PAGE 0061

5-171 CITY OF SCAPPOOSE
Vote For 1
01 = Yes
02 = No

VOTES PERCENT

03 = OVER VOTES
04 = UNDER VOTES

VOTES PERCENT

		754	75.78			0
		241	24.22			42
	01	02	03	04		
0031	31	160	50	0	6	
0032	32	135	49	0	13	
0033	33	260	71	0	16	
0034	34	199	71	0	7	

NUMBERED KEY CANVASS
RUN DATE:05/29/07 09:03 AM

SPECIAL DISTRICT ELECTION
MAY 15, 2007
COLUMBIA COUNTY, OREGON
WITH 4 OF 4 PRECINCTS REPORTING

OFFICIAL CANVASS
REPORT-EL52 PAGE 0062

5-172 CITY OF SCAPPOOSE
Vote For 1
01 = Yes
02 = No

VOTES PERCENT

03 = OVER VOTES
04 = UNDER VOTES

VOTES PERCENT

		733	73.89			0
		259	26.11			45
	01	02	03	04		
0031	31	152	55	0	9	
0032	32	132	56	0	9	
0033	33	258	70	0	19	
0034	34	191	78	0	8	

EXHIBIT B

Legal description of property to be annexed and zoned Low Density Residential

Columbia County Assessor Map No. 3107-033-01500

Beginning at a point which is 318.83 feet North and 16.33 feet West of the Southeast corner of Section 12, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon; thence North 3°35'03" West a distance of 599.33 feet to the Northwest corner of the Robert L. Mikesh tract, as described in County Clerk's Instrument No. 92-7876 and the **true point of beginning** of the parcel herein described; thence South 64°19'09" East along the Northerly line of said Mikesh tract a distance of 328.79 feet; thence South 20°06' West a distance of 177.73 feet; thence North 64°35'01" West a distance of 246.32 feet to the West line of said Mikesh tract; thence North 3°35'03" West a distance of 204.07 feet to the true point of beginning.

Legal description of property to be annexed and zoned Manufactured Housing

Columbia County Assessor Map No. 3201-033-01900

The following described real property situated in the State of Oregon, County of Columbia;

That portion of the Southwest quarter of Section 1 Township 3 North, Range 2 West of the Willamette Meridian and being a portion of Bell Crest Tract described as follows;

Beginning at the most Southwesterly corner of Tract 7, Bell Crest Tract as per the plat on file and of record in the County Clerks Office, Columbia County Oregon and running thence South 68° 39' East a distance of 334.36 feet to the Southeast corner of Tract 6 of said Bell Crest Tract; Thence North 52° 53' East along the Easterly line of said Tract 6, a distance of 410.76 feet to the Southerly line of Goss No. 2; Thence North 37° 07' West along the Southerly line of said Goss No. 2, a distance of 149.99 feet to the Easterly line of Tract 7; Thence North 52° 53' East along said Easterly line a distance of 325.84 feet to the Southerly right of way line of the Scappoose to Vernonia Highway; Thence North 37° 07" West along said line a distance of 135.00 feet to the Northwest corner of Tract 7, Bell Crest Tract; Thence South 52° 53' West along the West line of said Tract 7, a distance of 911.48 feet to the point of beginning.

The above described tract contains 4.27 acres.

Legal description of property to be annexed and zoned Manufactured Housing

Columbia County Assessor Map No. 3212-014-06000

A tract of land in the Northeast quarter of Section 12, Township 3 North, Range 2 West of the Willamette Meridian, City of Scappoose, Columbia County, Oregon more particularly described as follows:

Beginning at the a quarter corner on the East side of said Section 12; thence N $67^{\circ}13'30''$ W 473 feet to an iron pipe; thence N $20^{\circ}06'$ E 185.08 feet to an iron pipe; thence S $64^{\circ}13'30''$ E 473 feet to an iron pipe; thence S $20^{\circ}06'$ W 185.08 feet to the point of beginning

Containing 2.0 acres more or less.

ORDINANCE NO. 784

AN ORDINANCE RELATING TO LAND USE, APPROVING ANNEXATION OF PROPERTY TO THE CITY OF SCAPPOOSE, AMENDING THE ZONING MAP, AND CALLING AN ELECTION

WHEREAS, an application was filed by Donald Unger to annex property described in Exhibit A, attached hereto and incorporated herein, to the City of Scappoose; and

WHEREAS, pursuant to Section 17.136.070 of the Scappoose Municipal Code, the property described in Exhibit A would automatically be zoned Manufactured Housing (MH) upon annexation due to the property's "Manufactured Housing" Comprehensive Plan designation; and

WHEREAS, hearings were held pursuant to Scappoose Municipal Code Chapters 17.22 and 17.136; and

WHEREAS, pursuant to Section 17.136.030 of the Scappoose Municipal Code, annexations must be referred to the voters of the City for approval; now therefore,

THE CITY OF SCAPPOOSE ORDAINS AS FOLLOWS:

Section 1. The application to annex the property described in Exhibit A is hereby approved, subject to approval by the voters of the City. Pursuant to ORS 222.160, the Exhibit A property will be declared by Resolution to be annexed to the City of Scappoose if the Columbia County Elections Officer certifies that the majority of voters in the City approve the measure.

Section 2. Pursuant to Scappoose Municipal Code Chapter 17.136, annexation of the Exhibit A property will be submitted to Columbia County to be placed on the May 15, 2007 ballot. The ballot title for such question is herein adopted, and attached hereto as Exhibit B.

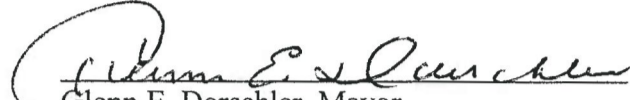
Section 3. In support of the above annexation and zone change, the City Council hereby adopts the findings, conclusions and recommendations of the Staff Report dated October 23, 2006, attached as Exhibit C attached hereto and incorporated herein.

Section 4. The annexation approved by this Ordinance shall take effect upon the date of certification of the election approving the annexation.

Section 5. Upon certification of the election on annexation, the City Manager is directed to conform the City Zoning Map to the provisions of this ordinance.


PASSED AND ADOPTED by the City Council this 6th day of November, 2006, and signed by me in authentication of its passage.

CITY OF SCAPPOOSE, OREGON


Glenn E. Dorschler, Mayor

First Reading: October 16, 2006
Second Reading: November 6, 2006

Attest:


Susan Pentecost, City Recorder

ORDINANCE NO. 787

AN ORDINANCE RELATING TO LAND USE, APPROVING ANNEXATION OF PROPERTY TO THE CITY OF SCAPPOOSE, AMENDING THE ZONING MAP, AND CALLING AN ELECTION

WHEREAS, an application was filed by Masonry Builders, Inc. to annex property described in Exhibit A, attached hereto and incorporated herein, to the City of Scappoose; and

WHEREAS, pursuant to Section 17.136.070 of the Scappoose Municipal Code, the property described in Exhibit A would automatically be zoned Low Density Residential (R-1) upon annexation due to the property's "Suburban Residential" Comprehensive Plan designation; and

WHEREAS, hearings were held pursuant to Scappoose Municipal Code Chapters 17.22 and 17.136; and

WHEREAS, pursuant to Section 17.136.030 of the Scappoose Municipal Code, annexations must be referred to the voters of the City for approval; now therefore,

THE CITY OF SCAPPOOSE ORDAINS AS FOLLOWS:

Section 1. The application to annex the property described in Exhibit A is hereby approved, subject to approval by the voters of the City. Pursuant to ORS 222.160, the Exhibit A property will be declared by Resolution to be annexed to the City of Scappoose if the Columbia County Elections Officer certifies that the majority of voters in the City approve the measure.

Section 2. Pursuant to Scappoose Municipal Code Chapter 17.136, annexation of the Exhibit A property will be submitted to Columbia County to be placed on the May 15, 2007 ballot. The ballot title for such question is herein adopted, and attached hereto as Exhibit B.

Section 3. In support of the above annexation and zone change, the City Council hereby adopts the findings, conclusions and recommendations of the Staff Report dated February 14, 2007, attached as Exhibit C attached hereto and incorporated herein.

Section 4. The annexation approved by this Ordinance shall take effect upon the date of certification of the election approving the annexation.

Section 5. Upon certification of the election on annexation, the City Manager is directed to conform the City Zoning Map to the provisions of this ordinance.

PASSED AND ADOPTED by the City Council this 20th day of February, 2007, and signed by me in authentication of its passage.


CITY OF SCAPPOOSE, OREGON



Scott Burge, Mayor

First Reading: February 5, 2007
Second Reading: February 20, 2007

Attest:



Susan Pentecost, City Recorder

ORDINANCE NO. 788

AN ORDINANCE RELATING TO LAND USE, APPROVING ANNEXATION OF PROPERTY TO THE CITY OF SCAPPOOSE, AMENDING THE ZONING MAP, AND CALLING AN ELECTION

WHEREAS, an application was filed by Richard & Joyce Jones to annex property described in Exhibit A, attached hereto and incorporated herein, to the City of Scappoose; and

WHEREAS, pursuant to Section 17.136.070 of the Scappoose Municipal Code, the property described in Exhibit A would automatically be zoned Manufactured Housing (MH) upon annexation due to the property's "Manufactured Housing" Comprehensive Plan designation; and

WHEREAS, hearings were held pursuant to Scappoose Municipal Code Chapters 17.22 and 17.136; and

WHEREAS, pursuant to Section 17.136.030 of the Scappoose Municipal Code, annexations must be referred to the voters of the City for approval; now therefore,

THE CITY OF SCAPPOOSE ORDAINS AS FOLLOWS:

Section 1. The application to annex the property described in Exhibit A is hereby approved, subject to approval by the voters of the City. Pursuant to ORS 222.160, the Exhibit A property will be declared by Resolution to be annexed to the City of Scappoose if the Columbia County Elections Officer certifies that the majority of voters in the City approve the measure.

Section 2. Pursuant to Scappoose Municipal Code Chapter 17.136, annexation of the Exhibit A property will be submitted to Columbia County to be placed on the May 15, 2007 ballot. The ballot title for such question is herein adopted, and attached hereto as Exhibit B.

Section 3. In support of the above annexation and zone change, the City Council hereby adopts the findings, conclusions and recommendations of the Staff Report dated February 14, 2007, attached as Exhibit C attached hereto and incorporated herein.

Section 4. The annexation approved by this Ordinance shall take effect upon the date of certification of the election approving the annexation.

Section 5. Upon certification of the election on annexation, the City Manager is directed to conform the City Zoning Map to the provisions of this ordinance.

PASSED AND ADOPTED by the City Council this 20th day of February, 2007, and signed by me in authentication of its passage.


CITY OF SCAPPOOSE, OREGON



Scott Burge, Mayor

First Reading: February 5, 2007
Second Reading: February 20, 2007

Attest:



Susan Pentecost, City Recorder

ORDINANCE NO. 789

AN ORDINANCE RELATING TO LAND USE, APPROVING ANNEXATION OF PROPERTY TO THE CITY OF SCAPPOOSE, AMENDING THE ZONING MAP, AND CALLING AN ELECTION

WHEREAS, an application was filed by KS Development, Inc. to annex property described in Exhibit A, attached hereto and incorporated herein, to the City of Scappoose; and

WHEREAS, pursuant to Section 17.136.070 of the Scappoose Municipal Code, the property described in Exhibit A would automatically be zoned Low Density Residential (R-1) upon annexation due to the property's "Suburban Residential" Comprehensive Plan designation; and

WHEREAS, hearings were held pursuant to Scappoose Municipal Code Chapters 17.22 and 17.136; and

WHEREAS, pursuant to Section 17.136.030 of the Scappoose Municipal Code, annexations must be referred to the voters of the City for approval; now therefore,

THE CITY OF SCAPPOOSE ORDAINS AS FOLLOWS:

Section 1. The application to annex the property described in Exhibit A is hereby approved, subject to approval by the voters of the City. Pursuant to ORS 222.160, the Exhibit A property will be declared by Resolution to be annexed to the City of Scappoose if the Columbia County Elections Officer certifies that the majority of voters in the City approve the measure.

Section 2. Pursuant to Scappoose Municipal Code Chapter 17.136, annexation of the Exhibit A property will be submitted to Columbia County to be placed on the May 15, 2007 ballot. The ballot title for such question is herein adopted, and attached hereto as Exhibit B.

Section 3. In support of the above annexation and zone change, the City Council hereby adopts the findings, conclusions and recommendations of the Staff Report dated February 14, 2007, attached as Exhibit C attached hereto and incorporated herein.

Section 4. The annexation approved by this Ordinance shall take effect upon the date of certification of the election approving the annexation.

Section 5. Upon certification of the election on annexation, the City Manager is directed to conform the City Zoning Map to the provisions of this ordinance.

PASSED AND ADOPTED by the City Council this 20th day of February, 2007, and signed by me in authentication of its passage.

CITY OF SCAPPOOSE, OREGON



Scott Burge, Mayor

First Reading: February 5, 2007
Second Reading: February 20, 2007

Attest:



Susan Pentecost, City Recorder

ORDINANCE NO. 790

AN ORDINANCE RELATING TO LAND USE, APPROVING ANNEXATION OF PROPERTY TO THE CITY OF SCAPPOOSE, AMENDING THE ZONING MAP, AND CALLING AN ELECTION

WHEREAS, an application was filed by Crystal Ridge Construction to annex property described in Exhibit A, attached hereto and incorporated herein, to the City of Scappoose; and

WHEREAS, pursuant to Section 17.136.070 of the Scappoose Municipal Code, the property described in Exhibit A would automatically be zoned Low Density Residential (R-1) upon annexation due to the property's "Suburban Residential" Comprehensive Plan designation; and

WHEREAS, hearings were held pursuant to Scappoose Municipal Code Chapters 17.22 and 17.136; and

WHEREAS, pursuant to Section 17.136.030 of the Scappoose Municipal Code, annexations must be referred to the voters of the City for approval; now therefore,

THE CITY OF SCAPPOOSE ORDAINS AS FOLLOWS:

Section 1. The application to annex the property described in Exhibit A is hereby approved, subject to approval by the voters of the City. Pursuant to ORS 222.160, the Exhibit A property will be declared by Resolution to be annexed to the City of Scappoose if the Columbia County Elections Officer certifies that the majority of voters in the City approve the measure.

Section 2. Pursuant to Scappoose Municipal Code Chapter 17.136, annexation of the Exhibit A property will be submitted to Columbia County to be placed on the May 15, 2007 ballot. The ballot title for such question is herein adopted, and attached hereto as Exhibit B.

Section 3. In support of the above annexation and zone change, the City Council hereby adopts the findings, conclusions and recommendations of the Staff Report dated February 14, 2007, attached as Exhibit C attached hereto and incorporated herein.

Section 4. The annexation approved by this Ordinance shall take effect upon the date of certification of the election approving the annexation.

Section 5. Upon certification of the election on annexation, the City Manager is directed to conform the City Zoning Map to the provisions of this ordinance.

PASSED AND ADOPTED by the City Council this 20th day of February, 2007, and signed by me in authentication of its passage.


CITY OF SCAPPOOSE, OREGON



Scott Burge, Mayor

First Reading: February 5, 2007
Second Reading: February 20, 2007

Attest:



Susan Pentecost, City Recorder