

COLUMBIA COUNTY PLANNING COMMISSION
AGENDA - 04/03/2017

PLACE: Circuit Courtroom, Third Floor, Courthouse Annex, 230 Strand, St. Helens, OR

TIME: 6:30 p.m.

NOTE: The meeting will begin promptly at 6:30 p.m. Because of the uncertain length of time needed for each item, the Commission may deal with any item at any time in the meeting, unless an item is set for a specific time.

Anyone wishing to be heard on any item not having a set time is urged to arrive at the scheduled starting time for the meeting to avoid missing the item.

Topics not on the agenda may be introduced and discussed at the end of the meeting under Other Business.

VISITOR COMMENTS (5 minute limit)

AGENDA ITEMS

- 1. David & Gail Clark, V 17-05, Major Variance**, have submitted an application for a Major Variance to the Subdivision and Partitioning Ordinance Section 1005(A) Frontage on a Public Road and to Section 604.5(A) of the Zoning Ordinance requiring each new parcel created to have usable frontage on a public road. The applicant is proposing to divide a 38.39 acre property into three 5 acre or larger parcels to be accessed by a private easement. The subject property is zoned Rural Residential (RR-5), and is identified by Tax Map No. 4N2W27-00-00900. An old dwelling used to be located off CZ Trail/Road at 31482 Scappoose Vernonia Hwy.

Planner: Deborah Jacob

CPAC: Scappoose

- 2. Mark Campbell and Daniel McMullan, MP 79-2-10, Modification to Prior Approval**, have submitted an application for a Modification of Prior Approval, to modify the private access easement from the original Planning Commission Conditions of Approval set when the two 5 acre parcels were created. Applicants propose to delete the 60 feet wide easement and replace it with a 25 feet wide easement for driveway with a fire apparatus turn-around. The subject properties are zoned Forest Agriculture FA-80, and are identified as Tax Map Numbers 4213-00-02100 and 4213-00- 02101.

Planner: Deborah Jacob

CPAC: St Helens

- 3. Dale Url, Zone Change, ZC 17-02**, has submitted an application for a Zone Change from Rural Residential (RR-5) -to- General Commercial (C-3) for a portion (back half) of a Parcel; the entire Parcel is in the Scappoose Urban Growth Area. The site is approximately 5.69 acres; and, the front 3.0 acres is presently zoned Commercial C-3. The application is to change the zoning of the residential portion of the site to General Commercial, as well. The property is identified by Tax Map No. 3201-A0-00700, with an address of 53805 Columbia River Hwy.

Planner: Hayden Richardson

CPAC: Scappoose

Other Business: Approval of **3-6-17 minutes**

