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 McMullican, 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