

**COLUMBIA CITY PLANNING COMMISSION  
REGULAR SESSION & PUBLIC HEARING  
CITY HALL – 1840 SECOND STREET  
OCTOBER 18, 2016 - 6:30 P.M.**

**PLANNING**

**COMMISSIONERS:**

Kelly Niles, Chair\*  
Barbara Gordon, Vice-Chair  
Coralee Aho  
Doug Calkins  
George Fortier  
Dana Marble  
Shelly Sandford

\*Denotes Commissioner absent

**STAFF:**

Stacey Goldstein, City Planner  
Helen Johnson, Planning Administrative Assistant

**OTHERS:**

Katrina Larson, Tim Oyler-Columbia City residents

**MEETING TO ORDER:**

Barbara called the meeting to order in Kelly's absence at 6:35 p.m.

**PLEDGE OF ALLEGIANCE:**

Barbara lead the pledge of allegiance.

**INTRODUCTION OF NEW PLANNING COMMISSIONERS:**

Doug Calkins and George Fortier introduced themselves and provided their brief backgrounds.

**APPROVAL OF MINUTES:**

IT WAS MOVED (DANA) AND SECONDED (CORALEE) TO APPROVE THE MINUTES OF THE MAY 17, 2016 MEETING AS PRESENTED. MOTION CARRIED UNANIMOUSLY.

**CITIZEN INPUT AND REQUESTS:**

None.

**PUBLIC HEARING:**

**REGULAR SESSION CLOSED AND PUBLIC HEARING OPENED.**

Barbara opened the public hearing by stating the purpose of tonight's meeting is to hear public testimony on amending the Columbia City Development Code (CCDC) Chapter 7.98 Vision Clearance Areas and adding a new Chapter 7.111 Accessory Buildings and Structures and make a recommendation to the City Council.

Barbara asked the Commissioners if there were any conflicts of interest, bias or ex parte contacts needing to be declared. None were heard.

Staff report:

Stacey reviewed the hearings process from CCDC Chapter 7.160. She then reviewed the staff report. In the report each of the Statewide Planning goals were presented and addressed regarding the proposed changes. Stacey then reviewed Helen's memo which outlines the changes in bold, strike out to the development code.

In reviewing Helen's memo, the definition of vision clearance area was not defined. Stacey was going to have the definition ready to present this evening, but it was missed. She will research and email a simple definition to the Planning Commission for approval before adding it to the draft going to the City Council if approved this evening.

Stacey stated in previous meetings with the Planning Commission it was clear the importance of design standards and being able to maintain nice looking single family neighborhoods. Helen explained the changes proposed provide more specifics stating similar exterior building materials and the same color. Before it just stated similar in appearance to principle building. She also mentioned some of the language is being removed, that would not allow pole barn type appearance or made of corrugated material. Helen continued to explain the desire is to get away from the restriction of no metal. The City had been getting complaints that with a portable storage structure, by definition could only be made of poles and canvas. Residents were sharing that after a short period of time those structures were ripping and not holding up well.

Staff and Commissioners discussed at length the topic of metal structures. Should they allow them, not allow them, restrict the size and appearance standards or not. It was decided to leave the wording as proposed and move it forward to the City Council for ultimate decision. The proposed changes would allow a metal structure only under 200 square feet.

Helen expressed her concern with taking canvas structures away entirely, that some people take good care of the ones they have and they are a cost effective option. Commissioners still wish to no longer allow them.

Input in favor:

Katrina Larson stated she did not feel that not allowing metal structures is a good idea. The structure they have is just under 200 square feet and they plan to paint it and the metal runs the same direction as their house siding. She stated when it gets painted, it will be hard to tell it is metal. Tim Oyler addressed the Commission regarding canvas structures saying they fall apart. He expressed his concern with the use of the word canvas and there really aren't many canvas structures out there. Stacey shared the wording proposed is membrane or fabric and should include everything. Katrina shared they have lived in the City for 4 years and they have bought, what they call a Costco shed 3 times because the weather deteriorates them. She explained it got to be very time consuming to go around picking up all the pieces of her shed. That is why they wanted to switch to metal in order to protect their classic car. She said the garage on their house is not long enough for them to store the car. Tim said he did some research and we are the only county that does not allow metal sheds. He also went to Salem to get information about common sizes and costs of these sheds. What he found out is the 10 x 20 is the most common size across the United States and would accommodate a 16' boat with motor and the tongue of the trailer. Tim said most common garages cannot accommodate a 16' boat because of the motor and the tongue of the trailer. Tim stated the other common size is a 12 x 20.

The Commissioners and staff again discussed the metal structures and agreed that a 200 square foot maximum would be good and if someone desired a larger one it could be brought to the Planning Commission under a variance request.

Tim commented that if you walk around the community now you will see the Costco sheds are all covered with ratty looking tarps to protect them because they don't last. He stated that is the biggest reason they wanted to look into a metal structure. Tim also shared the metal structures cost \$795 installed and a Costco one is \$300 that only lasts a year and a half, the metal structures are guaranteed for life. Katrina and Tim stated the metal structures are paintable and they also come in an assortment of colors.

It was discussed with staff, commissioners and audience to consider allowing metal structures up to 240 square feet, but it was agreed not to change the 200 square foot maximum as it is consistent with State building code.

Input in opposition:

None.

Input neither in favor nor in opposition:

None.

**PUBLIC HEARING CLOSED AND REGULAR SESSION OPENED.**

IT WAS MOVED (SHELLY) AND SECONDED (CORALEE) TO APPROVE THE CODE CHANGES BASED ON THE FINDINGS CONTAINED IN THE STAFF REPORT WITH THE ADDITION TO COME FOR THE VISION CLEARANCE DEFINITION AND MAKE RECOMMENDATION TO THE CITY COUNCIL. MOTION CARRIED UNANIMOUSLY.

George wanted it noted that he still feels the 24' maximum height for structures over 600 feet is too high.

Stacey stated this will be heard by the City Council on the first Thursday in November.

**UNFINISHED BUSINESS:**

None.

**NEW BUSINESS:**

Helen shared the League of Oregon Cities held a Planning Commission training in Salem and all of our new Commissioners were able to attend. She stated the training focused on bias, conflict of interest and exparte contacts and was good for new members.

**ADJOURNMENT:**

Meeting adjourned at 8:03 p.m.

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Barbara Gordon  
Planning Commission Vice-Chair

Attest by:

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Helen K Johnson  
Planning Administrative Assistant