

**COLUMBIA CITY PLANNING COMMISSION  
PUBLIC DECISION / REGULAR SESSION  
CITY HALL – 1840 SECOND STREET  
FEBRUARY 26, 2018 - 6:30 P.M.**

**PLANNING**

**COMMISSIONERS:**

Kelly Niles, Chair  
Barbara Gordon, Vice-Chair\*  
Coralee Aho  
Doug Calkins  
George Fortier  
Dana Marble  
Lee Anne Landenberger\*

\*Denotes Commissioner absent

**STAFF:**

Stacey Goldstein, City Planner  
Helen Johnson, Planning Administrative Assistant  
Bob Johnston, Building Official

**OTHERS:**

Fred Garmire, Vancouver WA – Applicant  
Terry Booke, Portland OR  
Craig Byrd, Portland OR – Representing Owner of Development

**MEETING TO ORDER:**

Kelly called the meeting to order at 6:30 p.m.

**PLEDGE OF ALLEGIANCE:**

Kelly led the pledge of allegiance.

**APPROVAL OF MINUTES:**

None.

**CITIZEN INPUT AND REQUESTS:**

None.

**PUBLIC DECISION:**

Kelly asked Stacey to present the subdivision and site development review information for public decision this evening.

Stacey stated the request before the Commissioners this evening is a request for approval of a 23 lot single family residential subdivision and site development review application. The property is zoned R-2, moderate density residential zone and located south of existing Columbia View Heights subdivision and west of Highway 30 off Chimes Crest Frontage Road.

Staff report:

Stacey outlined the steps and requirements for subdivision and site development review processes including the applicable criteria.

Stacey reviewed the staff report with the Commissioners. She stated in the process of requesting agency comments, the fire marshal raised concerns with access. After conferring with the building official, fire marshal and city engineer the applicant was asked to put the application on hold to address those concerns. They have now been addressed in the staff report presented this evening.

Stacey discussed the only written comment received from Mrs. Angela Kim. She had questions about general layout and asked specifically about the storm water tract located directly behind her property, which didn't have any sort of separation. Stacey stated a condition of approval was added to require distances to be added regarding the tract and some form of buffer be provided.

Stacey pointed out that in the review of the applicants proposal the on street parking width of 6' is not adequate and will need to be increase to 9' and has been noted in the conditions of approval.

Stacey said It was also determined that streets with grades of more than 12% the homes must have sprinkler systems, which addresses the building official and fire marshals concerns for access. The fire marshal also requested mountable curbs in areas to assist with access.

There was some discussion with staff and commissioners regarding building on slopes, geotechnical work requirements and concerns of water runoff and drainage.

Applicant presentation:

Fred Garmire, 2G & Associates; Terry Booke realtor and consultant; and Craig Byrd representing owner; introduced themselves and stated they will be working with City to address all issues with slope, access and additional aspects to present a viable subdivision.

IT WAS MOVED (DOUG) AND SECONDED (DANA) TO APPROVE A 23 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION AND SITE DEVELOPMENT REVIEW FOR TAX LOT 50128DB3100 AND TAX LOT 5N1W28D01600 AS PROPOSED. THE SUBJECT PROPERTIES ARE ZONED R-2, MODERATE DENSITY RESIDENTIAL. THE APPROVAL IS BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS OF APPROVAL CONTAINED IN THE STAFF REPORT.

Planning Commissioners had some discussion. Kelly asked for a vote on the motion, MOTION CARRIED UNANIMOUSLY.

**UNFINISHED BUSINESS:**

None.

**NEW BUSINESS:**

Stacey provided information about a technical assistance grant the City was awarded from the state and will be having an economic opportunities analysis. Stacey also mentioned the City is applying for grant funds to update our transportation system plan.

**ADJOURNMENT:**

Meeting adjourned at 7:20 p.m.

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Kelly Niles  
Planning Commission Chair

Attest by:

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Helen K Johnson  
Planning Administrative Assistant