

**COLUMBIA CITY PLANNING COMMISSION
REGULAR SESSION & PUBLIC DECISION
CITY HALL – 1840 SECOND STREET
MARCH 8, 2016 - 7:00 P.M.**

PLANNING

COMMISSIONERS:

Kelly Niles, Chair
Barbara Gordon, Vice-Chair
Coralee Aho
Dennis Capik
Laurie Oliver*
Shelly Sandford
Mark Worrall*

*Denotes Commissioner absent

STAFF:

Stacey Goldstein, City Planner
Helen Johnson, Planning Administrative Assistant

OTHERS:

Katrina Larson & Timmy Oyler (Columbia City Residents)

MEETING TO ORDER:

Kelly called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE:

Kelly led the pledge of allegiance.

APPROVAL OF MINUTES:

IT WAS MOVED (BARBARA) AND SECONDED (CORALEE) TO APPROVE THE MINUTES OF THE JUNE 9, 2015 MEETING. MOTION CARRIED UNANIMOUSLY.

CITIZEN INPUT AND REQUESTS:

On February 18, 2016 a letter was received at City Hall addressed to the Planning Commission from Timmy Olyer. The letter asked for approval to leave a carport on his property until such time as the Planning Commission decided how it would change the ordinances related to storage and accessory structures.

Stacey asked if the resident had ever applied for a building permit. Helen answered to say no, because the building is under 200 sq. ft. and under 10 ft. in height the building would not require a permit. Helen explained that the material being used was what triggered the violation, our code doesn't allow metal sided structures.

Commissioners discussed that this topic has been on our agenda for some time now and the resident did ask about it in the past and was told we will get to it.

Kelly and staff were concerned that if we allow the structure to stay, we could be setting precedence for future situations of a similar nature.

Mr. Oyler stated he said he felt that he had been blown off. He didn't understand how the system works and how long it can take to get codes changed. He stated he shouldn't have put it up.

Dennis Capik stated that he must recuse himself from any comment on this matter. He is the one who provided the photos received by the City and he is a neighbor to the property.

Helen was asked the question if the sides were removed would it still be a violation, for the definition of a portable storage structure, she felt the answer would be yes, it is still in violation because the code specifically states a "commercially manufactured structure supported by poles and covered by canvas."

IT WAS MOVED (BARBARA) AND SECONDED (CORALEE) TO ALLOW THE STRUCTURE TO REMAIN WHERE IT CURRENTLY SITS AND NO FINES IMPOSED UNTIL THE PLANNING COMMISSION MAKES CHANGES TO THE CODE. KELLY (AYE), BARBARA (AYE), CORALEE (AYE) DENNIS (OBSTAINED) SHELLY (AYE) MOTION CARRIED UNANIMOUSLY.

PUBLIC DECISION:

Stacey explained that the applicant for the Subdivision and Site Development Review asked for the application to be pulled from the agenda this evening. More time is needed to gather additional information and resolve some issues. The request was made to have the matter be heard at the Planning Commission's next meeting. Also the applicant requests to extend the 120 day rule by 30 days at this time and additional if necessary. State law requires that the Planning Commission, because an agenda item is being pulled and to avoid re-noticing, needs to state for the record a date and time certain the item will be heard. Stacey stated the next meeting is to be held on Tuesday, April 19th at 6:30 p.m. in the Community Hall.

IT WAS MOVED (BARBARA) AND SECONDED (DENNIS) TO ACCEPT THE APPLICANTS REQUEST TO SET THE MATTER OVER UNTIL APRIL 19, 2016 AT 6:30 P.M. IN THE COMMUNITY HALL. MOTION CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS:

Planning Commission bylaws were presented for review and changes as discussed at the last meeting with regard to meeting start time and day of the month for meeting.

Another change proposed would be to cap the meeting at two hours, so it would end by 8:30 p.m.

IT WAS MOVED (BARBARA) AND SECONDED (SHELLY) TO ADOPT THE PROPOSED CHANGES TO THE BYLAWS AS PRESENTED AND ADDED IN THE TWO HOUR TIME LIMIT. MOTION CARRIED UNANIMOUSLY.

Helen presented Commissioners with another training opportunity on April 1st if anyone was interested. Also the League of Oregon Cities is hosting a Land Use Planning training in Salem on March 16, 2016, Helen and Coralee will be attending.

Shelly expressed her concern about River Club Estates not being noted as a Planning Unit Development (PUD), and with the unique development that comes from a PUD it doesn't seem consistent with current

zoning standards. Would we consider adding the (PUD) designation to the map to help explain why the development appears inconsistent to current zoning? Shelly also thought looking into making any adjustments necessary to the housing inventory would be appropriate. Stacey explained that she would be discussing with Leahnette what direction she would like her to take on this matter.

NEW BUSINESS:

None.

ADJOURNMENT:

Meeting adjourned at 7:49 p.m.

Kelly Niles
Planning Commission Chair

Attest by:

Helen K Johnson
Planning Administrative Assistant