

**COLUMBIA CITY PLANNING COMMISSION
REGULAR SESSION & PUBLIC DECISION
CITY HALL – 1840 SECOND STREET
MAY 17, 2016 - 6:30 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:

Student from local school in audience, but did not sign in.

MEETING TO ORDER:

Kelly called the meeting to order at 6:31 p.m.

PLEDGE OF ALLEGIANCE:

Kelly lead the pledge of allegiance.

APPROVAL OF MINUTES:

IT WAS MOVED (BARBARA) AND SECONDED (DENNIS) TO APPROVE THE MINUTES OF THE APRIL 19, 2016 MEETING AS CORRECTED. MOTION CARRIED UNANIMOUSLY.

CITIZEN INPUT AND REQUESTS:

None.

PUBLIC DECISION:

Stacey stated she had a meeting with the City Administrator and they spoke to the City Attorney about Columbia Harbour's easement concerns. The City Attorney requested that Columbia Harbour's attorney prepare a legal brief on their position. It was also recommended taking the brief to the people who were on the record in opposition to see if they can resolved the easement issues before the matter comes before the Planning Commission. Kelly set the matter over until the next meeting, which will be Tuesday, June 21, 2016 at 6:30 p.m. in the Community Hall. The applicant has also extended the 120 day rule as needed.

UNFINISHED BUSINESS:

Stacey transitioned the meeting into a work session on the topic of accessory structures.

Stacey presented information with definitions and new Chapter 7.111 Accessory Buildings and Structures.

Some of the key items discussed were as follows:

- The definitions presented will replace what exists in the code. The definition for Accessory Structure should include the word building to read Accessory Buildings & Structures.
- The Commission agreed that we should give examples of accessory buildings and structures and state the list includes but is not limited to: detached garages, carports, sheds and other structures.
- Under buildings with footprints less than 200 square feet, the height measurement should include, “measured from the average grade on the front of the structure to the midpoint of the roof” and not be it’s own subpoint.
- Carport/garage setback for from property line would be referenced in the individual zones. Shall comply with the requirements of the base zone.
- Vehicle access requirements to be removed from structures less than 200 square feet.
- Agreed to not regulate appearance on structures under 200 square feet or 10 feet in height.
- For structures 200 to 600 square feet constructed with similar exterior building materials and same color as primary structure. Also for structures over 600 square feet.
- No accessory structure can be taller than the primary structure.
- Commissioners agreed to phase out membrane or fabric covered storage structures.
- Temporary membrane structures would be permitted on a temporary bases, the amount of time was undecided.

NEW BUSINESS:

Stacey shared with the Planning Commission she is working on a grant, a joint effort with the City and the Port of St. Helens, regarding the industrial property in the City. If awarded the grant we would receive funds from the State Transportation and Growth Management Program for transportation and road studies along with highest and best use of the land.

ADJOURNMENT:

Meeting adjourned at 8:30 p.m.

Kelly Niles
Planning Commission Chair

Attest by:

Helen K Johnson
Planning Administrative Assistant