

**COLUMBIA CITY PLANNING COMMISSION
REGULAR SESSION & WORK SESSION
CITY HALL – 1840 SECOND STREET
OCTOBER 17, 2017 - 6:30 P.M.**

PLANNING

COMMISSIONERS:

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

*Denotes Commissioner absent

STAFF:

Stacey Goldstein, City Planner
Leahnette Rivers, City Administrator

MEETING TO ORDER:

Kelly called the meeting to order at 6:34 p.m.

PLEDGE OF ALLEGIANCE:

Kelly led the pledge of allegiance.

APPROVAL OF MINUTES:

None.

CITIZEN INPUT AND REQUESTS:

None.

PUBLIC HEARINGS:

Public Hearing (Legislative): City of Columbia City proposed adoption of an Ordinance amending the Columbia City Development Code (CCDC) adding Chapter 7.113 Marijuana Businesses which establishes regulation of marijuana businesses.

Public Hearing opened.

Stacey reviewed her Staff Report ZC 17-01 dated October 12, 2017 with the Commissioners. She explained that she recently met with the City Council on two occasions to discuss this topic, and the Council had voted to refer the matter to the Planning Commission for hearing, review and recommendation. She said the proposed code amendments represent the direction she had received from the City Council. She said the current code neither references nor specifically regulates processing, wholesale or retail marijuana facilities, and the proposed code is necessary to identify the appropriate zones for marijuana uses and develop standards to ensure reasonable regulations carry out local policies and values. She noted that state agencies have the primary responsibility for regulating marijuana activities in Oregon through the licensing of medical and recreational facilities through the Oregon Health Authority and the Oregon Liquor Control Commission, depending upon the nature of the marijuana use. In addition, she said State Law, HB 3400, provides standards for local regulation of retail

facilities - and local jurisdictions can adopt those standards or make them stricter. She said staff is recommending retail uses be allowed in the C Commercial District, subject to standards, and production, wholesaling, and testing facilities are recommended to be allowed uses in the I Industrial District, subject to standards.

Leahnette reviewed the zoning map with Commissioners, showing them the limited number of sites that would be available for marijuana uses - specifically, the Columbia City Mini Mart and the vacant land directly to its north for retail uses, and the Port of St. Helens industrial site excluding that portion along E Street that is within 1,000 feet of the Columbia City School for production, wholesaling and testing facilities.

Stacey reviewed the proposed changes to the code as outlined in her staff report. Kelly identified a typographical error under the Goal 7 Findings on page 12. Stacey will correct the finding to state, "The proposed code updates do not contain any new regulations pertaining to areas subject to natural disasters or hazards; nor do they change any designations that currently apply to properties."

No comments were heard from the public.

Public Hearing closed.

After lengthy discussion with staff, it was MOVED (DOUG), SECONDED (AHO) AND CARRIED UNANIMOUSLY TO RECOMMEND APPROVAL OF ZC 17-01 TO THE COLUMBIA CITY CITY COUNCIL BASED ON THE FINDINGS CONTAINED IN THE STAFF REPORT AS CORRECTED.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

Shelly Sandford Resignation: Commissioners reviewed an email from Shelly dated August 17, 2017, asking that the City accept her resignation as Planning Commissioner effective immediately. It was noted that the City Council had already accepted Shelly's resignation; therefore no Planning Commission action was taken. Commissioners expressed their regrets and commended Shelly for her valuable contributions to the Commission.

Request for Letter of Support for DLCD 2017-19 Technical Assistance (TA) Grant: Leahnette requested a Letter of Support from the Planning Commission for a TA grant to develop an Economic Opportunities Analysis and an Industrial Park Target Industry Analysis. She commended Stacey for her efforts in preparing the application, and Stacey discussed the project at length with the Commission. It was the consensus of the Commission that Kelly sign the requested letter of support.

Barbara Gordon Update: Leahnette noted that Barbara's absence tonight is due to health issues she is experiencing that resulted in a 10-day stay in the hospital. She said Barbara was moved to a care facility last Friday and her health continues to improve. Members expressed concern and wished her a very speedy recovery.

UNFINISHED BUSINESS / WORK SESSION:

None.

ADJOURNMENT:

Meeting adjourned at 7:12 p.m.

Kelly Niles
Planning Commission Chair

Attest by:

Leahnette Rivers
City Administrator