

**COLUMBIA CITY PLANNING COMMISSION
REGULAR SESSION/WORKSHOP**

COLUMBIA CITY COMMUNITY HALL – 1850 SECOND STREET AND BY ZOOM
JUNE 16, 2020 - 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:

Laruen Scott, City Planner
Helen Johnson, Planning Administrative Assistant

OTHERS:

None.

MEETING TO ORDER:

Barbara called the meeting to order at 6:35 p.m.

PLEDGE OF ALLEGIANCE:

Not done as everyone was participating through Zoom and no flag.

APPROVAL OF MINUTES:

None presented for approval.

CITIZEN INPUT AND REQUESTS:

None.

PUBLIC HEARING:

None.

UNFINISHED BUSINESS:

Helen introduced Lauren Scott with MIG as our new contracted City Planner. Lauren briefly introduced herself.

WORKSHOP:

Lauren reviewed the memo presented for tonight's meeting stating the items being discussed had come from a meeting in February with Commissioners about area of the code that need some attention. The memo will specifically address accessory dwelling units (ADU), docks and boat ramps and the flood hazard overlay section.

ADU. In the R-1 zone attached and detached ADU's were added for consistency across all residential zones. Also under the R-2 zone the word detached was added to permitted ADU's as it had been omitted. Lauren explained the last area of change for ADU's was the clarification of review and approval process should be ministerial. There had been some inconsistencies in code language.

Docks and Boat Ramps. The memo discussed modifications to existing docks and ramps would require a site development review and new docks and ramps would have to conform to the site development chapter.

Flood Language Changes. Lauren explained that these changes come from the Oregon State Model Flood Code which was developed with FEMA to help communities achieve compliance with national flood insurance program and state standards for flood plain management. The model code contains the minimum standards.

Lauren mentioned a lot of the areas in the flood code have to be reflected verbatim and don't allow much flexibility. She will be highlighting those areas that have some room for additional language or organization of a section.

The model code gives an option relating to standards for manufactured dwellings for the bottom of the frame beam be at or above Base Flood Elevations. The previous reference in code was more restrictive at a minimum 18 inches. It was agreed to continue to be more restrictive language.

It was decided to add a brief reference to the area of the flood code mentioning RV's that they are not to be occupied except for as permitted under 7.94.050.

It was decided to define the flood zone designations for clarity of understanding as not everyone knows what AO means or the other designations.

Agreed to review and change all references be elevated to a certain point be set consistently at the 18".

Variations were discussed and decided that Helen and Lauren will look into them further and determine if there are more restriction we would keep in the model code wording. Otherwise we would just reference the existing variance chapter of the City's Development Code.

NEW BUSINESS:

Helen provided heads up there will be an application coming for adding a use to the Commercial Zone at the next meeting. It was also discussed these changes won't come back until probably August or September before the Planning Commission.

ADJOURNMENT:

Meeting ended at approximately 7:56 p.m.

Barbara Gordon
Planning Commission Vice-Chair

Attest by: Helen K Johnson
Planning Administrative Assistant