

**COLUMBIA CITY PLANNING COMMISSION
PUBLIC HEARINGS / REGULAR SESSION
CITY HALL – 1840 SECOND STREET
APRIL 18, 2017 - 6:30 P.M.**

PLANNING

COMMISSIONERS:

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

*Denotes Commissioner absent

STAFF:

Stacey Goldstein, City Planner
Helen Johnson, Planning Administrative Assistant

OTHERS:

Alex Reed, City Resident

MEETING TO ORDER:

Barbara called the meeting to order at 6:33 p.m.

PLEDGE OF ALLEGIANCE:

Barbara led the pledge of allegiance.

APPROVAL OF MINUTES:

None.

CITIZEN INPUT AND REQUESTS:

None.

PUBLIC HEARINGS:

REGULAR SESSION CLOSED AND PUBLIC HEARING OPENED.

Barbara opened this public hearing by stating the applicant, Alex Reed, is requesting approval for a property line adjustment with variance to minimum lot size to 445 Penn Street in the R-1 Zone.

Conflicts of Interest, Bias and Ex Parte Contacts:

It was stated for the record that Coralee has walked by the property and that has not influenced her decision making ability.

Staff report:

Stacey stated this is a unique situation coming before the Planning Commission this evening. In reviewing her staff report she stated the history of the application is when the property was surveyed as

part of Pacific Terrace II subdivision in 2003, lot #23 had 10,280 sq. ft. and lot #24 had 10,454 sq. ft. On lot #23, when the house was built in 2003 there was a fence established along the south property line in the wrong location. Both property owners have since used the fence as the property line for over twelve years. The owner of lot #24 has established landscaping, trees, planter boxes and garden in the area of property belonging to lot #23. Now lot #23 is in the process of trying to sell their property and have discovered the improper fence location. The title company will not insure the property until this matter is cleared up. The applicant, owner of lot #24 has requested a property line adjustment, but in doing so, it reduces lot #23 to a substandard size of 8,763 sq. ft. Minimum lot sizes for the zone are 10,000 sq. ft.

Stacey recommends the variance be approved as noted in her staff report.

Stacey stated a letter from Joseph Turner III at 2920 Sixth Street in Columbia City was provided for the record. She mentioned Mr. Turner referenced and included a map from www.ormap.net. Stacey commented that the website is a digital database and is not precise and accurate. The website has disclaimers stating this. The letter also referenced lot #22, which is not being discussed in this hearing and the fence between lot #22 and #23 is more of a civil matter than a City issue. Mr. Turner's letter also questioned if on Lot #23 the fence and property line don't meet setback, Stacey clarified they do, as the measurement is 8'7" and the setback requirement is 8'.

Applicant presentation:

Alexander Reed, resident at 2915 Fifth Street in Columbia City and also the applicant, stated for the record that the fence between lot #22 and lot #23 has been moved to match the property line. Alex stated for the record that he and the owner of lot #23 and in agreeance and there is no dispute.

Input in favor:

None.

Input in opposition:

None.

Input neither in favor nor in opposition:

None.

Written materials submitted:

Helen presented email dated April 12, 2017 from Emily and Rich Matthews for the record in support of the application.

The letter previously mentioned from Mr. Turner was also entered into the record. Mr. Turner's letter was dated April 18, 2017.

PUBLIC HEARING CLOSED AND REGULAR SESSION OPENED.

Staff, Commissioners and applicant discussed the requirement from Public Works to have the water meter moved to a location adjacent to where the new property line will be located.

IT WAS MOVED (CORALEE) AND SECONDED (DOUG) TO APPROVE THE VARIANCE AND PROPERTY LINE ADJUSTMENT FOR LOTS #23 & #24 OF PACIFIC TERRACE II, 2915 FIFTH

STREET AND 445 PENN STREET, THE APPROVAL IS BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS OF APPROVAL CONTAINED IN THE STAFF REPORT. MOTION CARRIED UNANIMOUSLY.

REGULAR SESSION CLOSED AND PUBLIC HEARING OPENED.

Barbara opened the second public hearing which is legislative for the propose of adoption of an Ordinance amending the Columbia City Development Code (CCDC) Chapter 7.60 Commercial Zone allowing for Retail Truck Rentals.

Conflicts of Interest, Bias and Ex Parte Contacts:

None.

Staff report:

Stacey reviewed the staff report regarding an Ordinance amending Chapter 7.60.020 adding a permitted use of retail truck and trailer rentals.

Input in favor:

None.

Input in opposition:

None.

Input neither in favor nor in opposition:

None.

Written materials:

None.

PUBLIC HEARING CLOSED AND REGULAR SESSION OPENED.

IT WAS MOVED (DOUG) AND SECONDED (CORALEE) TO RECOMMENDATION APPROVAL OF AMENDED CHAPTER 7.60 COMMERCIAL ZONE ADDING RETAIL TRUCK AND TRAILER RENTALS TO THE COLUMBIA CITY CIYT COUNCIL BASED ON THE FINDINGS CONTAINED IN THE STAFF REPORT. MOTION CARRIED UNANIMOUSLY.

Stacey stated this will be heard by the City Council on the 20th of April.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

Helen shared the League of Oregon Cities is hosting a training a “Land Use Planning in Oregon A Fifty (plus) Year Legacy” in May and wanted to know if any of the Commissioners would be interested in attending.

ADJOURNMENT:

Meeting adjourned at 7:11 p.m.

Barbara Gordon
Planning Commission Vice-Chair

Attest by:

Helen K Johnson
Planning Administrative Assistant