

COLUMBIA CITY PLANNING COMMISSION
REGULAR SESSION / WORK SESSION
CITY HALL – 1840 SECOND STREET
NOVEMBER 20, 2018 - 6:30 P.M.

PLANNING

COMMISSIONERS: Kelly Niles, Chair *Denotes Commissioner absent
Barbara Gordon, Vice-Chair
Coralee Aho
Doug Calkins
George Fortier
Dana Marble
Lee Anne Landenberger*

STAFF: Stacey Goldstein, City Planner
Helen Johnson, Planning Administrative Assistant

OTHERS: Andrew Stamp, Lake Oswego (Land Use Attorney)
Wayne Weigandt, St. Helens (Columbia City Property Owner)
Brad Weigandt, Scappoose

MEETING TO ORDER:

Kelly called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE:

Kelly led the pledge of allegiance.

APPROVAL OF MINUTES:

IT WAS MOVED (DOUG) AND SECONDED (BARBARA) TO APPROVE THE MINUTES OF THE OCTOBER 23, 2018 MEETING AS SUBMITTED. MOTION CARRIED UNANIMOUSLY.

CITIZEN INPUT AND REQUESTS:

Wayne Weigandt, resident of St. Helens and property owner in Columbia City, introduced himself. He owns approximately 4 acres of commercial property near the mini mart. He has been working on ideas for this commercial property. Wayne is considering the idea of renting RV spaces.

Andrew Stamp introduced himself as a land use attorney out of Lake Oswego who works with the Weigandt's. He stated at this time they wanted to present the idea and get the initial feedback from the City. Andrew commented our code doesn't have anything that allows or doesn't allow a short term occupancy of mobile RV's in a park setting.

Andrew read from Chapter 7.35 Unauthorized Uses from the City's Development Code. He went on to say most jurisdictions will have this type of use in commercial zones as oppose to a residential zone.

Wayne presented a very rough drawing to the Commissioners of the park idea and described the area they are considering. It would be 25 spaces on approximately one acre of the vacant commercial land he owns and would be buffered from residential properties.

Brad Weigandt introduced himself, he is Wayne Weigandt's son. He commented they are wanting more upscale units and would consider age restrictions on the units they would allow in the park. He referenced St. Helens has spaces on the waterfront that were recently developed. Brad mentioned they envision professional landscaping, common outdoor areas with fire pits and barbeques. The spaces would provide water, electric, sewer, phone and cable.

Stacey recommended they take a look at the City's recent Economic Opportunities Analysis (EOA). She thought the report talked about the property in question for potential uses based on market and other things. She mentioned the report also discusses commercial land need.

Andrew wanted to emphasis their goal is not to create an RV park similar to what can be found out in the county with old trailers that are run down and falling apart.

Stacey clarified the zone is commercial and the purpose of our commercial zone as we have it today is different than what is being described. She also stated, if the City is interested in what is being presented what are the steps needed to get there.

Brad commented other cities allow RV parks in commercial zones. He stated one was just built in Clatskanie. Vernonia also has one under a conditional use permit. It was also mentioned St. Helens has two different commercial zones; highway commercial and marine commercial. The one on the waterfront is zoned marine commercial.

Wayne stated they consider the use commercial and a business. There will be monies charged to stay, business license acquired, paying water and sewer, cable and electricity.

Andrew explained the use is intended to have turn around and not be long term as some traditional RV parks.

Wayne brought up the point of tourism dollars being spent as a result of their proposal. Use of the club, the mini mart and also surrounding communities for boat launch, restaurants, shopping and other needs.

Commissioners, staff and the Weigandt's discussed more at length the thoughts and ideas associated with this idea.

Commissioner Kelly asked Wayne if there was concern about limiting the remaining property of potential use because of this development. Wayne explained he has thought about that and the current outright uses outlined by our zoning are not economically viable in his opinion. He feels the amount of property remaining could be a good site for an assisted living facility for an investor with enough money to consider. Or possibly mini storage units.

Wayne also stated if it works well, they might consider expanding the RV park, but at this time they would only be looking at the one acre.

Commissioner Barbara questioned if this would potentially generate transient tax revenues. The answer to that question would need to be researched further. Wayne said in his research this type of rental would be around \$20 a night. It was clarified there would not be any units that stay at the site and are available for rent. RV owners would be bringing in their units and renting a space for the night or multiple nights.

PUBLIC HEARING:

None.

UNFINISHED BUSINESS/WORK SESSION:

Stacey reviewed from the last meeting she was directed to move forward to look at clear and objective standards as required by the state within our Development Code. She presented some design standards for duplexes on corner lots for Commissioners to consider. The key elements included in the language was: each unit has its entrance oriented to a separate street frontage (creating a look similar to a single family residence); existing houses being converted would have one main access providing internal access to both units; roof lines within 4 feet of each other; front facades would not be allowed to have external stairs or fire escapes to upper level.

Helen let commissioners know there are currently 7 duplex units, 3 townhome units and 2 known ADU's within the City. There are only 5 vacant corner lots, 3 of those are over 10,000 square feet and 2 are around the 6,000 square foot range.

Stacey will get language put together, draft an ordinance and move forward with public hearing hopefully in January. It was decided there would not be a December Planning Commission meeting.

Next Stacey talked to Commissioners about SB1051 from the State mandating communities with populations over 2500 to follow specific rules regulating ADU's and for jurisdictions under the population requirement they strongly recommend you following the guidelines. The goal is to remove some of the barriers to development and move towards more affordable housing regulations. She reviewed our existing code, Chapter 7.112 Accessory Dwelling Units and flagged areas where we do not comply with the States recommendation.

The key areas where our code falls short of State recommendations are as follows:

- Remove restrictions to lot sizes, as long as the setbacks and lot coverages can be met for the zone
- Remove design standards relating to matching windows, roof pitch, etc.
- Remove the requirement for separate parking
- Remove the owner occupancy requirement

Helen also shared the City had been contacted by Columbia County with new ADU guidelines they would be implementing that would affect our UGB areas.

Stacey talked with Commissioners about SDC's (system development charges) as they relate to ADU's. Currently the City doesn't charge SDC's for ADU's. SDC's are fees charged to developers, because the development is adding burden to City systems and the fees are used to maintain or improve these systems. For example a current new home is charged a total of \$17,014.00 in SDC's for storm drain, sewer, water, street and parks maintenance and development. Commissioners and staff discussed at length about charging ADU's some amount of SDC's and agreed for Stacey to bring some ideas and options to the next meeting.

Commissioners and staff discussed and agreed that ADU's are an option for additional housing in Columbia City because of the limited amount of expandable land we have available. Also discussing the different scenarios where ADU's are attractive and desirable.

Stacey shared at the direction of City Council we have been asked to create code language for Short Term Rentals. She had presented a couple of options to Council and they liked the City of Dundee's short term rental code.

The key areas the City of Dundee's code outlines are as follows:

- 3 or fewer bedrooms, would be permitted in all residentially and commercial zones as long as the standards are met
- 4 or more bedrooms, would require a conditional use permit and come before the Planning Commission
- Written notice be provided to surrounding property owners within 100 feet. The notice would include name, address and contact phone number of local contact responsible for maintenance and emergencies, also city contact information
- Owners required to obtain annual business license
- Provide one off street parking space per guest room
- Trash and recycling facilities adequate for the rental
- Pets comply with city code
- Noise limits
- No RV's, other temporary shelters, tents allowed associated with the rental
- Maintained landscaping
- Posted list of information about short term adjacent to the front door inside the dwelling
- Owner responsible for keeping a guest register
- City has the right to revoke a permit based on nuisance complaints
- Payment of transient tax

Stacey and Helen shared examples of Columbia City properties interested in the short term rental option.

Stacey commented a lot of communities look at these vacation rentals as a way to bring visitors into the community and promote economic development when we don't have any motel lodging available.

Stacey will get language put together, draft an ordinance and move forward with public hearing possibly in January.

NEW BUSINESS:

Stacey stated she might be going before the Council soon to discuss adding a Planned Unit Development ordinance to our code, as we don't currently have one.

ADJOURNMENT:

Meeting adjourned at 8:29 p.m.

Kelly Niles
Planning Commission Chair

Attest by:

Helen K Johnson
Planning Administrative Assistant