

**COLUMBIA CITY PLANNING COMMISSION
REGULAR SESSION
CITY HALL – 1840 SECOND STREET
FEBRUARY 19, 2019 - 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:

Stacey Goldstein, City Planner
Helen Johnson, Planning Administrative Assistant

OTHERS:

None

MEETING TO ORDER:

Kelly called the meeting to order at 6:32 p.m.

PLEDGE OF ALLEGIANCE:

Kelly led the pledge of allegiance.

APPROVAL OF MINUTES:

None.

CITIZEN INPUT AND REQUESTS:

None.

PUBLIC HEARING:

None.

UNFINISHED BUSINESS:

Stacey stated we are reviewing the Accessory Dwelling Unit (ADU) regulations one more time to be sure we have all matters covered. She asked Commissioners if they wanted to continue to move forward on this topic as the City's population is currently below the number required by the State for compliance of new ADU regulations. At Stacey's recommendation and additional discussion by the Planning Commission it was agreed to look at code changes that would bring the City's ADU chapter consistent with State requirements. The Commissioners and staff discussed the benefits of being compliant, stating increased opportunities for grant funds, shows efforts to address affordable housing and it was also mentioned our populations are not too far away from the required number.

Stacey presented a copy of Development Code Chapter 7.112 ADU regulations with proposed changes outlined and discussed below;

- Under the purpose statement, removal of language that is not clear and objective. Words like compatible, desired character and livability.
- Under applicability and administration the removal of the square foot requirements. An application is the same for both attached and detached units. Removal of the owner occupancy requirement.
- Under approval standards units shall not be greater than 750 square feet. Commissioners and staff discussed consideration of larger units and agreed to stay consistent with State guidelines and if an applicant felt the square footage was not adequate they could apply for a variance to the standard. It was agreed to also remove design standards as they were not clear and objective. The requirement for creation of one additional parking space was also removed. It was discussed a developer could provide one if desired, but the City would not require it. And lastly the language for ways to create ADU's was removed as it seemed redundant.
- It was decided to remove the words site built from the description of detached units, because there are some very nicely built modular, prefabbed units. The building code would regulate requirements for dwellings.
- Commissioners and staff agreed to add an ADU definition to the code that is consistent with the State.
- Also under approval standards, the number of resident's reference was removed.

Stacey then discussed with Commissioners about system development charges (SDC's) as they relate to ADU's. Currently the City doesn't charge SDC's for ADU's. SDC's are fees charged to developers for the impact of adding to the City's systems. Current new home construction is charged around \$17,000.00 in SDC's for storm drain, sewer, water, street and parks maintenance and development. The Commissioners and staff talked at length about options of what and how to SDC fees on ADU's. It was agreed to take a step approach working up to 50% of the total SDC fees. First year SDC is 10% when the code change is in effect, second year is 20%, third year is 30%, fourth year is 40% and fifth year is 50%. Helen reviewed the SDC fee breakdown for commissioners.

Stacey will have this information prepared for public hearing at the March meeting.

Stacey stated she will also have language prepared for corner lot duplex regulations for public hearing next month.

NEW BUSINESS:

Stacey advised the Commissioners the City will be submitting pre-application for state monies. She stated the City really needs to update its Transportation System Plan, the current plan was last updated around 2005/2006. The grant would allow the City to contract with a transportation firm who would create a capital improvement project list with all sorts of new and improved roadway and street projects.

ADJOURNMENT:

Meeting adjourned at 8:06 p.m.

Kelly Niles
Planning Commission Chair

Attest by:

Helen K Johnson
Planning Administrative Assistant