

**COLUMBIA CITY PLANNING COMMISSION
PUBLIC MEETING / REGULAR SESSION
CITY HALL – 1840 SECOND STREET
MARCH 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:

Colleen Menze, Columbia City Resident

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:

IT WAS MOVED (DANA) AND SECONDED (GEORGE) TO APPROVE THE MINUTES OF THE NOVEMBER 20, 2018, MEETING AS SUBMITTED. MOTION CARRIED UNANIMOUSLY.

IT WAS MOVED (DOUG) AND SECONDED (GEORGE) TO APPROVE THE MINUTES OF THE JANUARY 15, 2019 MEETING AS SUBMITTED. MOTION CARRIED UNANIMOUSLY.

Barbara mentioned the date should be changed from February 29th to the 19th. Correction will be made.

IT WAS MOVED (DOUG) AND SECONDED (KELLY) TO APPROVE THE MINUTES OF THE FEBRUARY 19, 2019 MEETING AS CORRECTED. MOTION CARRIED UNANIMOUSLY.

CITIZEN INPUT AND REQUESTS:

None.

NEW BUSINESS:

None.

PUBLIC HEARING:

REGULAR SESSION CLOSED AND PUBLIC HEARING OPENED.

Kelly stated the public hearing this evening is legislative to consider the adoption of Ordinance amending the Columbia City Development Code (CCDC) Chapter 7.112 Accessory Dwelling Units (ADU) and Chapter 7.45 (R-2) Moderate Density Residential Zone. The purpose of the code amendments is to 1) ensure accessory dwelling unit regulations are consistent with recent state law changes to promote affordable housing options and 2) add design standards to ensure duplex development on corner lots are consistent with the single family character in Columbia City.

Conflicts of Interest, Bias and Ex Parte Contacts:

Kelly asked if there were any conflicts or interest, bias or ex parte contacts. None were stated.

Staff report:

Kelly asked Stacey to present the staff report. She reminded Commissioners the hearing tonight if approved would move forward as a recommendation to the City Council.

She explained the code amendments proposed this evening has two parts, one being to bring the existing ADU chapter more compliant with the State law even though the City's population size does not require it. And two was to look at duplexes and what they look like in Columbia City.

Stacey stated the City desires to remove barriers to affordable housing while still preserving the single family character of Columbia City. Also recognizing the system development charges (SDC) are fair to these developments and how to balance it in a way to still encourage these type of units and recognizing development needs to pay its way.

Stacey explained she presented two versions of the proposed code changes. One being the "clean" copy with what the code will look like if adopted and the "working" which includes the notes and commentary as to how it arrived there. She discussed the working copy with the Commissioners and outlined the big changes, explaining the standards should be clear and objective. Stacey extensively reviewed each of the code changes with Commissioners.

Stacey also reviewed attachment 3 the proposed standards for duplexes on corner lots.

Input in favor:

Colleen Menze, resident at 3560 Tahoma Street, spoke to the Commissioners about her adult daughter who is disabled will be needing a place to move in the near future. Colleen explained how she had been hearing about ADU units and thought it would be a perfect solution for her daughter. It would allow her to live somewhat independently and yet she would be close enough to assist her as needed.

Colleen also stated she appreciated the Columbia City allows this type of development and doesn't feel the City will see a lot of them, but that there is a need.

Input in opposition:

None.

Input neither in favor nor in opposition:

None.

Written materials submitted:

None.

Staff comment:

None.

PUBLIC HEARING CLOSED AND REGULAR SESSION OPENED.

Commissioners and staff discussed the differences between townhomes and duplexes. A townhome has a connected structure on individual property typically owner occupied, where as a duplex is one lot with one structure for two families and is typically renter occupied.

Commissioners and staff discussed the numbers of ADU's, duplexes and townhomes currently in the City.

IT WAS MOVED (BABRARA) AND SECONDED (DOUG) TO RECOMMEND APPROVAL OF FILE NOS. LU-19-03 AND LU-19-04 TO THE COLUMBIA CITY CITY COUNCIL BASED ON THE FINDINGS CONTAINED IN THE STAFF REPORT.

UNFINISHED BUSINESS:

Stacey advised the Commissioners the City has submitted for the TGM Grant for the update of the City's Transportation System Plan.

ADJOURNMENT:

Meeting adjourned at 7:42 p.m.

Kelly Niles
Planning Commission Chair

Attest by:

Helen K Johnson
Planning Administrative Assistant