

**COLUMBIA CITY PLANNING COMMISSION
REGULAR SESSION / WORKSHOP**
VIA "ZOOM MEETING"
April 20, 2021 - 6:30 P.M.

PLANNING

COMMISSIONERS:

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

*Denotes Commissioner absent

STAFF:

Lauren Scott, City Planner
Helen Johnson, Planning Administrative Assistant

OTHERS:

None

MEETING TO ORDER:

Kelly called the meeting to order at 6:41 p.m.

APPROVAL OF MINUTES:

None.

CITIZEN INPUT AND REQUESTS:

None.

PUBLIC HEARING:

None.

UNFINISHED BUSINESS/WORKSHOP DISCUSSION:

Kelly turned the meeting over to Lauren to discuss the R-3 zoning concern.

Lauren stated the City Council discussed this topic at their meeting last Thursday. She explained they were presented with several options that would address the River Club Estates zoning as well as address some of the Fair Housing Councils housing supply concerns. The direction the City Council would like to go is to create a River Club Estates Overlay District that only would apply to the River Club Estates subdivision making single family residences a permitted and conforming use. She stated the R-3 zone would still prohibit them.

Lauren said the City Council was interested in adding triplex and fourplex's to the R-2 zone as permit used to help add to housing capacity. Some Councilors were concerned about how triplexes and fourplexes would fit in to existing neighborhoods. Lauren stated that Helen had emailed the Planning Commissioners the design standards for residential development that from Oregon's model code for small cities. She explained that Columbia City currently does not have any design standards. These would be clear and objective standards that staff would basically check off during review.

Lauren also stated comments had been distributed from Al Petersen about being sure if uses were added to the R-2 that they would be feasible to develop as such and also to sure further distinguish the differences between the R-2 and R-3 zones.

The Commissioner discussed the different aspects at length such as reducing minimum lot sizes, change lot coverages, increase density maximums within each zone, create the ability for individual lot ownerships for a triplex and fourplex and potentially adding residential design standards. It was discussed that when you get beyond a townhome in size, usually the structure is under individual ownership and the property is owned by all parties.

Commissioners agreed to create the RCE Overlay, consider adding triplexes to the R-2 zone and take a look at adding design standards for residential design standards.

NEW BUSINESS:

None.

ADJOURNMENT:

Meeting adjourned at 7:23 p.m.

Kelly Niles
Planning Commission Chair

Attest by:

Helen K Johnson
Planning Administrative Assistant