

**COLUMBIA CITY PLANNING COMMISSION
SPECIAL MEETING / PUBLIC HEARING**
VIA "ZOOM MEETING"
July 6, 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 6:31 p.m.

APPROVAL OF MINUTES:

None.

CITIZEN INPUT AND REQUESTS:

None.

PUBLIC HEARING:

Kelly closed the regular session and opened the public hearing. He stated this is a legislative public hearing, the City is requesting to amend the Columbia City Development Code (CCDC) to create an overlay district for a planned unit development that was divided and planned for outside of the city and then annexed in at a later date as well as change the noticing requirement for legislative actions to 35 days to match DLCD noticing requirements.

Kelly turned the meeting over to Lauren for presentation of the staff report. Lauren stated the overlay district has been created to resolve the incompatibility between the existing single family development in River Club Estates and the standards in the R-3 zone, which does not permit single-family uses. Lauren did discuss goal 10 of the statewide planning goals and mentioned that there is only one remaining vacant lot in River Club Estates. She further explained that under the current regulations of the R-3 zone the lot could only be developed with one dwelling unit as two or more units would exceed the density maximum of this zone. So while the overlay would allow for single family uses in the River Club Estates it would not result in a loss of housing capacity or units. Lauren stated the amendments are consistent with all applicable statewide planning goals as well as the City's comprehensive plan and development code. She mentioned there had not been any comments received from the Fair Housing Council, they were sent the staff report and attachments. Lauren stated that staff is recommending the Planning Commission make a motion to recommend approval to the City Council.

Kelly asked Helen if any written comments had been received. Helen read an email from Shelly Sandford, the River Club Estates Manager, which read, "Thank you Helen for this notice. I am traveling and am unable to attend the meeting. I would like staff and commissioners to know that RCE HOA is very much in favor of the proposed overlay. You have all done fine work to resolve this matter." Helen then read another email from John Heller, stating "Helen and Mike, I echo Shelly's email as I, too am unable to attend tonight's meeting but fully support the proposed overlay and am grateful for all the hard work by staff. Please keep me posted with any updates."

Kelly and Helen verified there were no additional comments as all online participants were either staff or commissioners.

Kelly then closed the public hearing and reconvened the regular session.

IT WAS MOVED (DOUG) AND SECONDED (CORALEE) TO RECOMMEND THE RIVER CLUB ESTATES OVERLAY BE FORWARDED TO CITY COUNCIL FOR APPROVAL.MOTION CARRIED UNANIMOUSLY.

Helen asked if anyone would be interesting in the Planning Training link she had forwarded for some training in early August. Doug was a maybe and would be reaching back out if interested.

ADJOURNMENT:

Meeting adjourned at 6:40 p.m.

Kelly Niles
Planning Commission Chair

Attest by:

Helen K Johnson
Planning Administrative Assistant