

**COLUMBIA CITY PLANNING COMMISSION
PUBLIC HEARING / REGULAR SESSION
VIA "ZOOM MEETING"
March 16, 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:

Shelly Sandford

MEETING TO ORDER:

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

APPROVAL OF MINUTES:

IT WAS MOVED (BILL) AND SECONDED (BARBARA) TO APPROVE THE MINUTES OF THE FEBRUARY 16, 2021 AND FEBRUARY 25, 2021 MEETINGS. MOTION CARRIED UNANIMOUSLY.

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 add single-family detached housing as a conditional use in the R-3 High Density Residential Zone.

Kelly turned the meeting over to Lauren for presentation of the staff report. Lauren stated in recent developments over the last couple of days, the City has decided to not move forward with the text amendment. Lauren recapped that this was a City initiated text amendment in response to some issues and concerns raised by property owners in the River Club Estates subdivision which is zoned R-3. The City received a letter in opposition of the text amendment from the Fair Housing Council and Housing Land Advocates, stating the amendments would not be in compliance of Goal 10 of the Statewide Land Use Planning Goals and they would continue to oppose the amendment. The City currently doesn't have the budget or funding to make the amendments suggested in the written comments, such as increasing permitted densities or adding other multifamily uses in the R-1 or R-2 zone as that would result in a much larger effort to update the code. The City also wants to avoid the potential costs of an appeal or legal ramifications that could result from pursuing the current amendment.

Lauren said that after some discussing between Helen Johnson, Planning Administrative Assistant, Mike McGlothlin, City Administrator, and herself, it was decided to not move forward with the amendment as it

was originally proposed. She continued by saying the City is going to look into some other possible text amendments that would not change the development code uses in the residential zones, but the language related to non-conforming uses would give property owners inside and outside of River Club Estates some more assurance to rebuild or remodel existing structures that don't necessarily confirm to the current zoning code.

Commissioner Dana was asking for clarity about Goal 10. Lauren explained that Goal 10 of the Statewide Planning Goals addresses housing. It directs Cities and Counties to supply an adequate number and type of housing units. She further stated that the comments in opposition said the City should not add single-family residential as a conditional use in the R-3 zone because it would take away from the needed development of multi-family units.

Helen added that the City's current buildable lands inventory and housing needs analysis are from 2001 and are in need of updating, but it is an intensive and costly process. She stated the City is always looking for grants and funds to be able to make the needed updates, but don't currently have any known to be available.

Chair Kelly stated that in the information packet presented to Commissioners, he believed on page 3 it outlines Goal 10 housing and the latest analysis was in 2015.

Lauren clarified that it has been updated over the years, but the buildable lands inventory that assessed the overall needs of the community has not been updated. So as units have been built, the inventory has changed over time, but an analysis has not been done to determine if the numbers from 2001 are still the needs of the City.

Commissioner Bill stated for River Club Estates, there are two areas of concern to be looked at, what is developed and what is not developed. He stated the current developed homes are all considered non-conforming by the current zoning definitions. Bill said that somehow we need to make the current uses in River Club Estates conforming uses, so that there would not be any issues in the future due to damage and potential replacement compliance. Vice-Chair Barbara agreed there is an issue in River Club Estates that needs to be remedied.

Vice-Chair Barbara expressed her concern that if a multi-family unit was built on the last remaining vacant lot in River Club Estates it would not be compatible with the other housing units in the subdivision. Shelly Sandford, The River Club Estates Homeowners Association Director, spoke up to say that is against the CC&R's of the subdivision to build a multi-family dwelling.

Shelly Sandford, first spoke to thank Staff and Commissioners for their time looking into and investigating this situation. She asked if the lot could be merged with an adjoining lot. Lauren said she could research that and get back to Shelly outside of this meeting, but Lauren did state there is no maximum to lot size, only minimums. Shelly then asked what the process and costs would be to ensure the existing properties are considered compliant and how could the HOA assist either financially or in research to expedite the process. Lauren expressed the concern that was specifically brought up in opposition to the text amendments we were proposing was that it potentially took away for the high density housing needs and if that removal is not compensated somewhere else, how would we be able to get the needed support. It was discussed to either look at rezoning other property to R-3 or allow higher use dwellings as permitted uses in lower density zones.

Commissioner Bill said that re-zoning just one lot is called spot zoning and he does see how that could be allowed. He again stated his biggest concern is to protect the individual homes in River Club Estates that are currently developed and considered non-conforming to the currently R-3 development standards.

Chair Kelly asked Commissioners if they had read the written comments received from the Fair Housing Council of Oregon and Housing Land Advocates and they had.

Chair Kelly closed the public hearing and opened the regular session.

Vice-Chair Barbara stated the concern and suggested recommendations should address the entire community of River Club Estates and its nonconformance not just the fact that the last vacant lot can't be developed as a single-family unit under current standards.

Helen confirmed to the Commissioners the other areas in the City that are zoned R-3.

It was discussed bringing the Fair Housing Council of Oregon in on a workshop session or another format to help us come up with a solution that works well for all, as they offered in their letter.

The Commissioners and staff discussed at length the concerns and how to address the problems facing not only the currently developed areas of River Club Estates, but also the last remaining lot that is not allowed to build as currently zoned because of conflict with CC&R's and city zoning.

Kelly stated that there would be no recommendation on a text amendment to the Development Code tonight, but thought the Planning Commission should communicate to the City Council specific concerns with River Club Estates. It was agreed to have Lauren draft a memo to the City Council about: 1. the non-conformance of existing River Club Estates homes; 2. how do we offset the high density housing needs if River Club Estates permits single family residences, possibly consider Chimes Crest; and 3. consider grants for updating our outdated buildable lands inventory and housing needs analysis.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

The next meeting will be a scheduled as a workshop session on Tuesday, April 20, 2021.

ADJOURNMENT:

Meeting adjourned at 7:19 p.m.

Kelly Niles
Planning Commission Chair

Attest by:

Helen K Johnson
Planning Administrative Assistant