

**COLUMBIA CITY PLANNING COMMISSION
REGULAR SESSION / WORKSHOP
VIA "ZOOM MEETING"
May 18, 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 6:32 p.m.

APPROVAL OF MINUTES:

IT WAS MOVED (BARBARA) AND SECONDED (DANA) TO APPROVE THE MINUTES OF THE MARCH 16, 2021 MEETING WITH ONE CORRECTION WHERE BARABARA WAS REFERENCED AS CHAIR AND SHE SHOULD BE VICE-CHAIR. MOTION CARRIED UNANIMOUSLY.

CITIZEN INPUT AND REQUESTS:

None.

PUBLIC HEARING:

None.

UNFINISHED BUSINESS/WORKSHOP DISCUSSION:

Kelly turned the meeting over to Lauren to discuss the River Club Estates Overlay and R-2 zoning amendments.

Lauren stated the density memo came out to explain that with existing allowed permitted uses and existing minimum lot sizes and densities as outlined don't currently work. There were several rounds of discussions with staff and with the Fair Housing Council. She explained the path forward at this time is to separate out the addition of the River Club Estates Overlay from any changes to zoning densities, lot sizes and lot coverages.

Lauren explained the City would be looking to do a bigger and broader update to Development Code and Comprehensive Plan in order to address these current issues that have been discovered. Lauren said the City will be looking for grant funding, potentially from DLCD to get these changes and updates. She

mentioned the Fair Housing Council supports this idea as long as the City demonstrates a good faith effort to update code and reconcile the zoning and density regulation issues.

Lauren stated the main focus for this meeting is to get Commissioner support in moving forward with the RCE Overlay and the reduction in the noticing time for DLCD to match state standards, reducing notification to 35 days from 45 days currently in our code.

Lauren continued on to explain we still would like to get the Commissions thoughts and input on a broader scale to address the needs for code updates and where there are issues and zoning edits needed.

Chair Kelly asked the Commissioners to first discuss the two items that would be moving forward with today. He asked for a motion about changing the DLCD notification from 45 days to 35 days to match the State standard. IT WAS MOVED (BARBARA) AND SECONDED (CORALEE) TO CHANGE THE NOTICE PERIOD FOR DLCD TO 35 DAYS FROM 45 DAYS. MOTION CARRIED UNANIMOUSLY.

IT WAS MOVED (BARBARA) AND SECONDED (DOUG) TO CREATE THE RIVER CLUB ESTATES OVERLAY ALLOWING A SINGLE FAMILY RESIDENCE AS A PERMIT USE. MOTION CARRIED UNANIMOUSLY.

Staff and Commissioners then discussed at length the other ideas about lot coverage, densities, allowable residential dwelling types in different zones, design standards, making differences clear between the different zones, landscaping requirements and maximums, consider defensible space criteria potentially. Commissioners were encouraged to go and take a look and different communities and look at things they like and don't like or even look online.

NEW BUSINESS:

The next meeting would be scheduled on Tuesday, June 15, 2021, not sure if it will be a hearing or workshop.

ADJOURNMENT:

Meeting adjourned at 7:40 p.m.

Kelly Niles
Planning Commission Chair

Attest by:

Helen K Johnson
Planning Administrative Assistant