

**COLUMBIA CITY PLANNING COMMISSION
SPECIAL MEETING / PUBLIC HEARING**

1840 SECOND STREET / CONFERENCE CALL (for applicant and City Planner)
May 16, 2024 - 6:30 P.M.

PLANNING

COMMISSIONERS:

Barbara Gordon, Chair
Bill Amos, Vice-Chair
Coralee Aho
Doug Calkins*
John Hansen
Mark Stevens
Chris Thurman*

*Denotes Commissioner absent

STAFF:

Lauren Scott, City Planner – by phone
Helen Johnson, Planning Administrative Assistant

OTHERS:

Patti Curtiss, Applicant, 2120 First Street (PO Box 183)
Frankie Lunsford, 2210 First Street (PO Box 280)
Leslie Snow, 2150 First Street (PO Box 205)

MEETING TO ORDER:

Chair Barbara called the meeting to order at 6:30 p.m.

APPROVAL OF MINUTES:

None.

CITIZEN INPUT AND REQUESTS:

None.

PUBLIC HEARING:

CHAIR BARBARA CLOSED THE REGULAR SESSION AND OPENED THE PUBLIC HEARING.

She stated this is a quasi-judicial public hearing. The applicant Patti Curtis, property owner at 2120 First Street is requesting Planning Commission approval for a conditional use permit for a Type II Home Occupation in the R-2 Moderate Density Residential Zone for the use of part of the residence for a quilting business. Chair Barbara read the rules of conduct for the hearing.

Conflicts of interest, bias or ex parte contacts:

Chair Barbara asked if anyone had anything to declare. Nothing was declared.

Recognize parties:

Chair Barbara recognized Patti Curtis who was in attendance by phone.

Staff report:

Chair Barbara explained that Lauren is also joining by phone as she is located in the Portland area and will provide any technical assistance needed. Chair Barbara then asked Lauren to present the staff report. Lauren explained the applicant intends to have approximately 4 customers per month visit the dwelling and that is what triggers the need for public hearing and this additional process. The application also states every 3 to 4 months there will be a delivery to the residence. Lauren stated there are no areas of concerns, special requests or changes made to the exterior of the residence. Lauren let the Commissioners know that if they had any questions to please ask.

Applicant presentation:

Chair Barbara asked Patti if she would speak about the business. Patti explained she has been in business for 21 years in Scappoose Chapman area. She explained most of her customer base is out of Astoria and she travel there to pick up and deliver quilts there, but occasionally a few customers come to her location.

Commissioner questions of the applicant:

Commissioner Mark asked Patti if she had previously done any classes associated with the business. Patti explained she had only ever done some teaching when she had an additional machine and she taught only one individual at a time how to do their owner quilting on her extra machine. She no longer has a second machine and doesn't have any plan to do any classes.

Chair Barbara asked Patti if she uses a spare room for her business. Patti stated she will be using the downstairs basement area. Chair Barbara then asked if it was an open area like a family room and Patti answered yes. Chair Barbara asked if it was ventilated and or had windows and Patti said yes. Chair Barbara asked Patti if she would have any signs on the outside of the house advertising the business and Patti said no.

Audience questions:

Frankie Lunsford, 2210 First Street, asked if anyone would be living there that own the home and what specific type of quilting business activities would be happening.

Patti verified that yes she would be living at the home and she would only have a customer come 3 to 4 times a month and they would be there approximately 30 minutes to an hour.

Leslie Snow, 2150 First Street, expressed one concern about the area between their driveways. He stated the parking of customers in that specific area can cause him some difficulties when backing out of his driveway. He asked if the customers could be directed not to park there. Leslie shared that when the property had an estate sale recently people had parked a bit onto the edge of his driveway and that was not ideal. Otherwise, he doesn't have any concerns and supports the application.

Chair Barbara asked if Patti was able to hear Leslie's concerns about parking. Patti confirmed she did and would have no problem addressing his concern and not allow people to park on the area between the two driveways.

Input in favor:

None.

Input in opposition:

None.

Written materials submitted:

None.

In favor parties allowed to rebuttal – specific only to points raised

None.

Staff comment:

Lauren had no additional comments to present.

CHAIR BARBARA CLOSED THE PUBLIC HEARING AND RECONVENED THE REGULAR SESSION.

Chair Barbara asked Vice-Chair Bill about his question. He then asked Lauren if the neighbors parking concern could be a condition of approval. Lauren said she felt that condition would be appropriate to this application.

IT WAS MOVED (BILL) AND SECONDED (CORALEE) TO APPROVE THE APPLICATION AS PRESENTED WITH A CONDITION OF APPROVAL THAT PARKING OF CUSTOMERS ONLY BE ALLOWED IN THE APPLICANTS DRIVEWAY OR DIRECTLY IN FRONT OF THE APPLICANT'S HOME IN THE PUBLIC RIGHT OF WAY. MOTION CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS/WORKSHOP SESSION:

Helen reported City Council has no objection if the Planning Commission wanted to move their regular monthly meeting night. She did state the bylaws for the Planning Commission outlines the specific meeting date and if a change was made, the bylaws would need to be updated. Barbara requested not to determine a change at this meeting as there are two Commissioners missing. It was agreed to postpone further discussion.

NEW BUSINESS:

Helen and Lauren discussed there will not be a Planning Commission meeting in June due to staff vacations. The next meeting will be scheduled July 16, 2024.

ADJOURNMENT:

Meeting adjourned at 6:52 p.m.

Barbara Gordon
Planning Commission Chair

Attest by:

Helen K Johnson
Planning Administrative Assistant