

# COLUMBIA COUNTY PLANNING COMMISSION MEETING

August 16, 2010

Meeting Minutes

Members Present: Jeff VanNatta, Rod Lloyd, Terri Luttrell, Linda Hooper, Guy Letourneau

Staff Present: Glen Higgins, Erika Owen, Debbie Jacob, Shannon Fair

Others: Terry Jones, Jackie Jones, Donna Lulie, Gary Kish, Sharon Kish, Lisa Smith, Daniel LaPointe, Tami Kemp, Wayne Weigardt

The Planning Commission meeting was called to order by Chairman Letourneau at 6:32pm.

Erika Owen read the pre-hearing statement



**1. City of Columbia City, Plan Amendment, PA 10-01.** Application submitted for a Comprehensive Plan Amendment to expand the City of Columbia City Urban Growth Boundary next to McBride Creek by approximately 6.04 acres on property owned by Weigandt for residential use and open space/park. This application was brought forward from the August 2, 2010 meeting

#### CONFLICTS OF INTEREST/EX PARTE CONTACTS:

Commission disclosed none

Erika Owen read the Staff report. The subject property consists of two separate properties. The request is to extend the City of Columbia City limit by 6.04 acres. The present comprehensive plan is surface mining and PF76. The recommendation is for 1.8 acres of single family residential land and 4.2 acres of community service - residential. Both properties are vacant at this time. The surface mining property was developed with a home at one point, but that residence has since been removed.

All the comprehensive plan policies are consistent with the request. Statewide Planning goal criteria has been met. Columbia City currently has 1571 residences which is expected to grow to 2530 by year 2030; housing and recreation needs will not be able to be met according to the City and therefore they are requesting this expansion of the Urban Growth Boundaries

Only 1.8 acres of the parcel is buildable due to topographical restrictions. Four residences can be placed within the 1.8 acres. A trail will be developed along the creek which the additional 4.2 acres fronts.

The city has determined this to be the last site available to bring into the City Boundaries in order to meet the needs for future population growth.

Staff recommends **approval** with **2** conditions

Staff and the City have addressed the concerns of the DLCD.

## **PUBLIC COMMENT**

### **OPEN PUBLIC HEARING**

#### **In Favor**

Lacey Smith, City of Columbia City

City of Columbia City has approved and adopted both the population growth report and is in favor of approval.

#### **In Opposition**

None

### **CLOSED PUBLIC HEARING**

**Motion:** Commissioner VanNatta moved to approve PA 10-01 adopting Staff's findings, conclusions and recommendations. Commissioner Luttrell seconded

**Chairman Letourneau restated the motion:** It has been moved and seconded to approve PA 10-01 adopting Staff's findings, conclusions and recommendations (passed - unanimous)

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**2. Gary Kish and Sharon Harmon, 29395 NW Reeder Rd., Portland, oR 97231**, Major Variance to Section 306.4 of the Zoning Ordinance, which requires a minimum setback of 30 feet for structures from all property lines. The applicants seek approval to place a pole barn 10 feet from both the side and rear property line. The subject property is 1.00 acres, zoned Primary Agriculture (PA-38), and is identified by Tax Map No. 3123-000-00100, located at 29395 NW Reeder Road on Sauvie Island. File #V 10-08

#### **CONFLICTS OF INTEREST/EX PARTE CONTACTS:**

Commission disclosed none

Erika Owen read the Staff report pointing out the subject property on the overhead map.

This is a 1 acre property surrounded in all directions by the ODFW wildlife land. Erika read the criteria needed to establish granting a variance. The dwelling was constructed in 1948. Erika reviewed the current siting of buildings on the property and the proposed construction site. The building will support the use of the land as well as provide storage for the property owner. There is no other location on the site to move the proposed building to due to the restrictions of the property. There is no other development that would be impacted by siting the building where requested. The barn is clustered with other buildings. The application has met all criteria for the variance.

Staff recommends **approval** with **3** conditions. Staff would like to **amend condition #3** to read... 1109.1e instead of 1190.2

Commissioner VanNatta asked how old the ODFW barn located near the property is. Staff did not know.

## **PUBLIC COMMENT**

### **OPEN PUBLIC HEARING**

#### **In Favor**

Gary Kish, 29395 NW Reeder Rd., Portland, OR 97231

Mr. Kish is satisfied with the Staff report as submitted.

#### **In Opposition**

None

### **CLOSED PUBLIC HEARING**

**Motion:** Commissioner Luttrell moved to approve V 10-08 adopting Staff's findings, conclusions and recommendations as well as amending condition #3 to read ... 1109.1e instead of 1190.2. Commissioner VanNatta seconded.

**Chairman Letourneau restated the motion:** It has been moved and seconded to approve V 10-08 adopting Staff's findings, conclusions, recommendations and amended conditions of approval (Passed - 4-1 (Lloyd))



**3. Jacqueline, Terry & Sason Jones, 74505 Palm Creek Rd., Clatskanie, OR 97016,** For a Conditional Use Permit - Type II Home Occupation for an existing Dog Kennel in a rural forest area. The subject property is zoned Primary Forest (PF-76) and is identified by Tax Map Identification No. 7319-000-00400 consists of 2.69 acres in size, and is addressed at the above address on palm Creek Road. File #CU 10-50

### **CONFLICTS OF INTEREST/EX PARTE CONTACTS:**

Planning Commission Disclosed None

Erika Owen read the Staff report pointing out the subject property on the overhead map.

This kennel has existed in the county since 2004. This is a dog breeding kennel licensed for up to 40 dogs. Currently the applicant has no more than an average of 27 dogs. The dogs are bred as show dogs and therefore there is not excessive customer traffic. The applicant has advised Staff that there is an average of one puppy litter every two years.

The site is 2.69 acres in size. Existing development of the site includes a residence, a dog kennel,

garage and barn. There is a fenced dog exercise yard located on the property. The structure covering the kennel runs is currently 25' from the property line and will need to be moved to 50' in order to comply with the minimum setbacks. Properties to the north and east contain single family dwellings and properties to the south and west are vacant at this time. There is a significant distance from the kennels to developed properties. All criteria for a home occupation permit have been met.

Staff has recommended **approval** with **13** conditions

Commissioner Lloyd asked if the applicant will need a permit to move the illegally sited building. Staff replied that they will be required to obtain a building permit

## **PUBLIC COMMENT**

### **OPEN PUBLIC HEARING**

#### **In Favor**

Jackie Jones, 74505 Palm Creek Rd., Clatskanie, OR

Ms. Jones does not have any concerns with the Staff report as submitted and does understand that the building not in compliance will need to be moved.

Commissioner Luttrell asked how long the applicant will need in order to move the structure. The applicant replied that they will need at least a year.

#### **In Opposition**

None

### **CLOSED PUBLIC HEARING**

**Motion:** Commissioner Lloyd moved to approve CU 10-50 adopting Staff's findings, conclusions, recommendations and amending condition #5 to state that the work must be completed on or before the end of October 2011. Commissioner Hooper seconded.

**Chairman Letourneau restated the motion:** It has been moved and seconded to approve CU 10-05 adopting Staff's findings, conclusions, recommendations and amended conditions of approval (Passed - unanimous)



**4. Daniel LaPointe, 29880 Freedom Rd., Scappoose, OR 97056** for a Conditional Use Permit for a dwelling in the forest. The subject property is zoned Primary Forest (PF-76) and is identified by Map Identification No. 5119-000-00804 and is located on Smith Road. File #CU 10-53

**CONFLICTS OF INTEREST/EX PARTE CONTACTS:**

Planning Commission Disclosed None

Debbie Jacob presented the Staff report pointing out the subject property on the overhead map.

The parcel has passed the template test with 3 dwelling and 12 parcels prior to 1993. The property does not have direct road frontage off of Smith road. There is a private road that will allow the applicant to access Smith road which will need to be brought up to fire apparatus access standards. There are no flood planes on the property and no big game habitats are located within the property. The applicant has shown that they will minimize the impact to the forest resource zone. A majority of the property will remain forest land.

Staff recommends **approval** with **9** conditions

**PUBLIC COMMENT**

**OPEN PUBLIC HEARING**

**In Favor**

Daniel LaPointe, 29880 Freedom Rd., Scappoose, OR 97056

Mr. LaPointe does not have any concerns with the Staff report as presented.

**In Opposition**

None

**CLOSED PUBLIC HEARING**

**Motion:** Commissioner VanNatta moved to approve CU 10-53 adopting Staff's findings, conclusions, recommendations and conditions of approval. Commissioner Luttrell seconded.

**Chairman Letourneau restated the motion:** It has been moved and seconded to approve CU 10-53 adopting Staff's findings, conclusions, recommendations and conditions of approval. (Passed - unanimous)



There being no further business, Chairman Letourneau adjourned the meeting at 7:15pm