

COLUMBIA COUNTY PLANNING COMMISSION MEETING

August 5, 2019
Meeting Minutes

Planning Commission Members Present: Alta Lynch, Linda Hooper, Claudia Frace and Jeff VanNatta

Staff Present: Matt Laird, Hayden Richardson, Deborah Jacob and Kay Clay

Others: Pat & Denise Kilgore, Katie Miller

The meeting was called to order at 6:30 p.m. by Jeff VanNatta

CU 19-06 Katie Miller

No ex-parte

This application is continued from the June 17, 2019 for discussion and to allow the Planning Commission additional time to review the site.

Hayden Richardson briefly reviewed the reason behind the continuation. The access needed further on site review and hours of operation needed to be discussed.

Jeff VanNatta pointed out that all the commissioners did do a site visit.

Linda Hooper said she only did a drive by and realized what a residential area this is. The lots are very narrow, will there be a gravel entry on the alternative access, is there an easement required for the optional entry and Linda feels the 8-6 operational hours is good based on the residential environment.

Alta Lynch mentioned that she and Claudia Frace walked the property. She feels that the time restrictions is not realistic. If the applicants have a job out of town they need to leave earlier than 8:00 a.m. and they would have to leave some sites by 3:00 p.m., to get back by 5:00p.m. The applicants load materials at the barn and that is away from the houses. The noise ordinance even says they can work until 10:00. Maybe if they could do more in the evening they would have to do less in the morning. Anyone entering the property needs to lower the volume on the music, there is no work being down on site. The workers need to leave before 8:00a.m., and if they have a contracted job they may need to load in the evening.

Jeff VanNatta, the hours could be changed.

Claudia Frace mentioned that the employees should leave by 6:00P.M. Claudia also wanted to clarify where the picture was taken of the flooded area that was submitted at the previous meeting. Hayden Richardson explained that it was the third option for access. Katie Miller explained it was on the other side of the red house.

Hayden Richardson went on to explain that we would need a recorded easement and we have the right to review the application.

Claudia Frace inquired that the loading place would still be the same no matter what access they used and Hayden replied it would be. Claudia stated that maybe the employees could start working at 7:00 a.m.

Alta Lynch has concerns regarding the follow condition on the staff report:

“This Home Occupation shall not operate outside of the established work hours of 8AM-6PM. There shall be no non-resident employee’s onsite outside of these work hours.”

If this condition stands after this meeting how will the employee’s load their vehicles at night. The existing noise ordinance shuts activity off at 10:00p.m.. Is it possible to give this a trial period and have staff review at the end? If any complaints are brought in to LDS can they be taken care of immediately? Everyone needs to work toward peacefulness and watch their voice tones. “There shall be no non-resident employee’s onsite outside of these work hours”, needs to been taken out of the record, because employees may attend a social event when they get off work at the boss’s house.

Linda Hooper pointed out that there has to be guideline that are enforceable and non-disruptive. Linda also wanted to know how many employees would be at the house.

Hayden Richardson pointed out they were only allowed to have 5 employees on site.

Alta made a motion to change the working hours to 5:00 a.m. through 10:00 p.m.

Jeff VanNatta wanted to point out that we would be setting a precedence to the work hours in a residential zone.

Alta Lynch wondered what time Jeff thought would be a good starting time if they loaded their materials at night. Claudia Frace thought 5:00a.m. is good as well as Alta Lynch. Claudia also wondered if we need to get a meter and measure the sound levels.

Alta Lynch wants to be sure that when a complaint comes up that we take care of it immediately.

Alta Lynch made a motion to approve CU 19-06 with conditions, striking the second sentence in condition #3. Claudia France seconded. Alta Lynch, Claudia Frace and Jeff VanNatta were in favor and Linda Hooper was opposed. Motion carried.

Other Business:

CCI Review

Deborah Jacob gave a brief background of the CPAC.

It was designed to get citizen involvement. We have discovered that the current definition for the CPAC is very burdensome, lack of involvement, difficult to get elected members and at this point only one area has a complete membership.

Alta Lynch wanted to know if we really needed the CPAC?

Jeff VanNatta said that it was developed in the 1980's, the BOC does not listen to them, in fact the BOC almost did away with them in the 1990's because the Planning Commission serves as an outlet for them.

Linda Hooper wanted to find a compromise.

Claudia Frace thought we should scrap it. (CPAC)

Matt Laird stated that in the past there were many rules for the CPAC but saying that the CPAC was a good way to get local input. The CPAC doesn't make decisions it's just a good way for the locals to give input.

Jeff VanNatta pointed out that is just a recommendation for the BOC. The PC can go along with what staff recommends or not. Other counties no longer have CPAC's.

Linda Hooper pointed out that it a process to make it better if possible.

Deborah Jacob reminded the planning commission that this is just a recommendation for the Board of Commissioners.

Alta Lynch made a motion to forward this recommendation to the Board of Commissioners for a decision and Claudia Frace seconded. All were in favor, motion carried.

Matt Laird reviewed some of the projects he has been working on. After reviewing the fire siting and address standards he stated there would be no changes.

Matt Laird mentioned that the case regarding Deer Point had been appealed and was being heard by the Board of Commissioners. July 24th a meeting was held, the record was left open until July 31st, August 7th rebuttal, the final rebuttal is August 14th.

Matt Laird reviewed a few house bills:

HB 2106: regarding the extension of a resource application. In the past we have given many extensions and now HB 2106 the extensions will be limited to one time for an extension of two years.

HB 2469: regarding a second dwelling on the property. Effective January 2020 a 2nd dwelling can be approved but it has to close to the primary home and the property has to be in a Rural Fire District.

HB 2225: Template test. Template test will be calculated from the centered template, as of January 2019 it locks in the track and cannot be broke off (one track then it stays there). With the process of the centered template for the template test it will limit the template test ability, limits dwelling in the forest zones

Approved 6/17/19 minutes

Meeting adjourned 7:35