



Columbia County Planning Commission
114 South 2nd Street, Dayton, Washington 99328
Meeting Agenda
Monday, March 25th, 2019 @ 5:30 PM

- 1) Call to Order
- 2) Roll Call and Establish Quorum
- 3) Approval of Meeting Minutes
 - a. March 11th, 2019
- 4) Public Hearings
 - a. None scheduled
- 5) New Business
 - a. 2020 Comprehensive Plan Update
 - i. Navy/Airspace Code Language
 - ii. Will request FOF at April 8th meeting
- 6) Old Business
 - a. 2020 Comprehensive Plan Update
 - i. Docket #7: PUD/Cluster Regulations
 1. Final review; formal support with FOF
 - b. Critical Areas Ordinance
 - i. Final draft post-informal comment period
 - ii. Will request FOF at April 22nd meeting
- 7) Commissioner Reports
- 8) Director Report
 - a. General Comprehensive Plan Update; scheduling
- 9) Comments from the public and items not present on the agenda
- 10) Adjournment
 - a. Next meeting: Monday, April 8th, 2019



Columbia County Planning Commission
114 South 2nd Street, Dayton, Washington 99328
Meeting Minutes
Monday, March 11th, 2019 @ 5:30 PM

- 1) Call to Order
 - a. Chair Jason Towery called to order the regular meeting of the Columbia County Planning Commission at 5:33 pm.
- 2) Roll Call and Establish Quorum
 - a. Commission members: Jason Towery, Chuck Reeves, Jay Ball, and Bryan Martin
Staff: Meagan Bailey, Planning Director
Public: Jennie Dickinson and Melinda Holmberg
- 3) Approval of Meeting Minutes
 - a. February 25th, 2019
 - i. *Reeves made a motion to approve the meeting minutes as presented; Ball second. None opposed; motion carries.*
- 4) Public Hearings
 - a. None scheduled
- 5) New Business
 - a. None scheduled
- 6) Old Business
 - a. 2020 Comprehensive Plan Update
 - i. Docket #4: Water Resources/ HIRST Decision
 1. Final review commenced with minor questions regarding clarifying understanding of the HIRST Decision and existing water availability codes.
 2. No additional changes were made to the final draft.
 - a. *Ball motioned that the Planning Commission accept and sign the Findings of Fact and Conclusions of Law for the amended Water Availability Chapter of*

the Columbia County Code as presented; Reeves second. Chair Towery signed the FOF's as presented.

ii. Docket #7: PUD/Cluster Regulations

1. Review continued, with the following revisions being discussed:

- a. 18.145.050 (Q) – section should be split to separate public access and development sites to ensure understanding of the intent of the section.
- b. 18.145.050 (R) – “I have verbiage for this covenant” should be deleted.
- c. 18.145.050 (V) – The word “two” should be deleted.
- d. General concern regarding density and number of lots was expressed. Staff will coordinate with Dale Slack, Prosecuting Attorney, to offer legal insight on what “density” is in Planning. Staff will forward information to the Planning Commission as received from Slack. The final draft will be presented at the next regular meeting of the Planning Commission.

7) Commissioner Reports

- a. None presented

8) Director Report

- a. Staff provided a general update on the Comprehensive Plan. Updated work schedules for the Comp. Plan will be made available at the next regular meeting, pending receipt from the consultant.

9) Comments from the public and items not present on the agenda

- a. None presented

10) Adjournment

- a. *Ball motioned to adjourn the regular meeting of the Columbia County Planning Commission at 6:36 pm; Martin seconded. Meeting adjourned.*

Approved March 25th, 2019

Jason Towery, Chair

Date

Attest

Meagan Bailey, Planning Director

Date



Columbia County, WA Planning Staff Report Updates to Development Regulations

Adopting Military Flight Path regulations as part of the 2020 Comprehensive Plan Update

To: Columbia County Planning
Commission

For: Review, Support of Document through
Findings of Fact

From: Columbia County Planning
Director

Date: March 25th, 2019

Proposal:

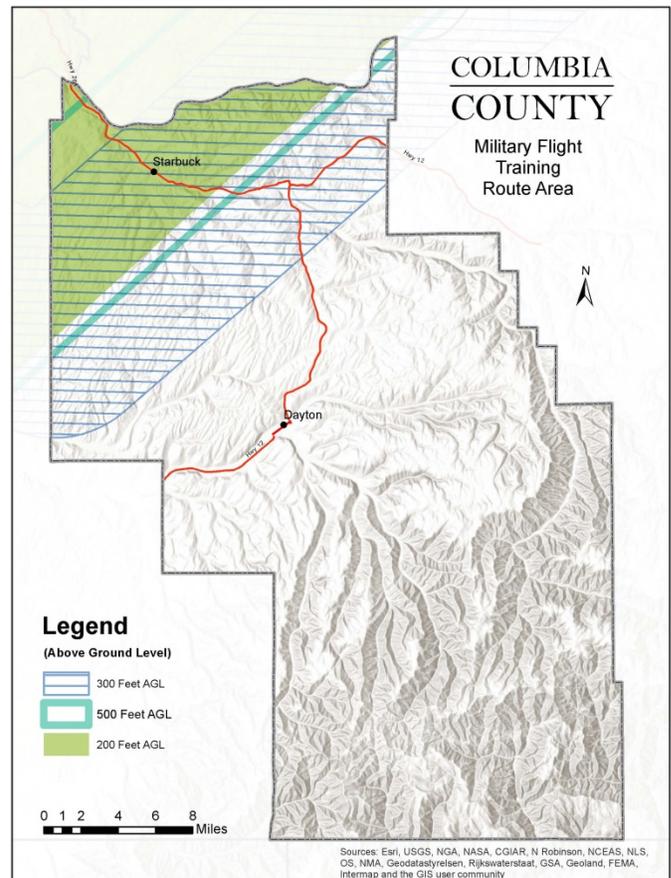
Being a request to incorporate additional regulations within the Columbia County code that would ensure compatible land use between the built environment and US Military Training Routes.

Background and Discussion:

The Washington State Growth Management Act (RCW 36.70A.530) cites the military's significant role in the economy and declares a State-wide priority to prevent incompatible development near military installations. The RCW's require that jurisdictions planning under the GMA to consider risks and potential impacts to military operations while amending the comprehensive plan and development regulations. Kim Peacher with the US Navy initiated contact to assist in developing the new codes. As such, assistance was accepted and draft language was integrated into the County Comprehensive Plan, as well as a draft section for additional development regulations to be considered. Will Simpson, Commerce Planner for Columbia County, reiterated the importance of getting this update incorporated during an informal check-in call regarding the Comprehensive Plan Update.

Findings of Fact:

1. RCW 36.70A.530 requires Comprehensive Plans and Development Regulations to reflect the importance of protecting military operations and ensuring incompatible land use is avoided to promote the prosperity of military success.
2. The Planning Director worked alongside US Navy Planner, Kim Peacher, to develop the draft development regulations provided herein.



3. Peacher provided an overlap map for training paths. This map was taken and aesthetically changed to improve readability and cohesiveness with other County mapping
4. The Columbia County Planning Commission reviewed and discussed the proposed during regularly scheduled public meetings.
5. The Columbia County Planning Commission provided additional question and insight into the draft, with staff responding to all comments of concern and/or incorporating proposed changes.
6. The proposed amendments will assist Columbia County reaching the goals of the Growth Management Act (RCW 36.71A.020).

2020 COMPREHENSIVE PLAN AMENDMENTS - DEVELOPMENT REGULATIONS
PERTAINING TO MILITARY TRAINING ROUTE OVERLAY ZONING IN COLUMBIA
COUNTY, WASHINGTON
(NEW CODE CHAPTER)

CHAPTER 18.71 - Military Training Route Overlay

SECTIONS:

- 18.71.010 PURPOSE.
- 18.71.020 APPLICABILITY.
- 18.71.030 LAND USE REGULATIONS.
- 18.71.040 SPECIAL PROVISIONS.
- 18.71.050 MILITARY FLIGHT TRAINING ROUTE MAP.

18.71.010 Purpose

- A. The regulations of this section shall be applied to protect the public safety of persons residing under Military Training Routes (MTRs) by requiring that all new development is compatible with military operations within the MTRs. The MTRs are comprised of a three dimensional airspace designated for military training and transport activities that have a defined floor (minimum altitude) and ceiling (maximum altitude). The MTR boundaries and minimum altitudes are identified in the Military Flight Training Route Area map (CCC 18.71.050). Within the MTR, the County shall consider the impact of new development on military readiness activities and provide notice to the military of new discretionary development within MTRs.

18.71.020 Applicability

- A. The regulations set out in this section shall apply in all areas where a MTR is designated in addition to the regulations specified in this title. If any of the regulations specified in this section differ from any corresponding regulations specified in this title for any base zone, then in such case the provisions of this section shall apply.

18.71.030 Land Use Regulations

- A. The MTR Overlay is established to regulate new development to ensure that it is compatible with military operations. Within the MTR Overlay, all new development that could penetrate the defined floor elevation shall require issuance of an Administrative Permit or Use Permit. If the use is already subject to an Administrative Permit or Use Permit no additional Administrative Permit is required. No permit shall be approved for any use in any zone which is subject to the MTR Overlay until an investigation is conducted by the Planning Director who shall

review the proposed project for hazards to aircraft and military operations including but not limited to:

- a. Uses the physically obstruct any portion of the MTR due to relative height above ground level.
- B. For the purposes of determining whether a project penetrated the defined floor elevation of the MTR, a penetration shall mean physical obstructions from a structure or object.
- C. For the purposes of calculating height of new proposed structures within the MTR, the height of all structures (including wind turbines) shall mean the distance from ground to the top of the highest point of the structure. For wind turbines this shall mean the highest point of the turbines blade in vertical position.
- D. Projects that could penetrate the defined floor elevation shown in the County's Military Overlay Zone Map, including but not limited to wind energy system permit applications, shall require notices with the project description including location and height, be mailed or delivered to the military expert for the Northwest Training Range Complex who is responsible for operations in within the military training route (CCC 18.71.050) upon receipt of the application to the Planning Department for review.

18.71.040 Special Provisions

Special provisions for the MTR Overlay District shall be as follows:

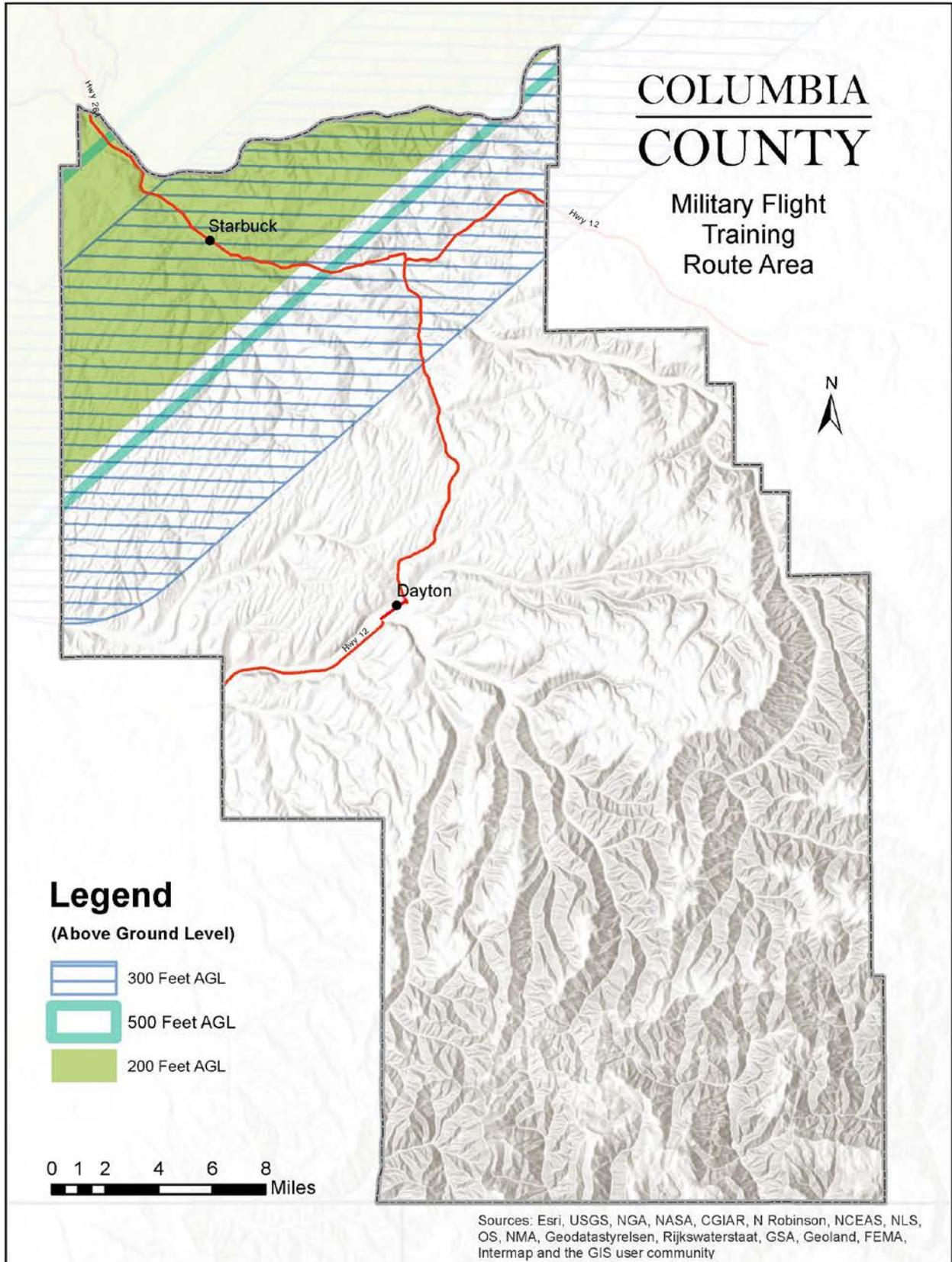
- A. Within the Military Review Areas depicted in CCC 18.71.050, any structure or land use that is determined to physically or visually obstruct any portion of the applicable MTR shall not be permitted, established or otherwise constructed unless an Administrative Permit or Use Permit is granted subject to a finding that the proposed structure or land use will not impact military operations within the MTR as follows:
 - a. Proposed structures and uses with impacts contained under the floor elevation of the applicable MTR shall be permitted with the issuance of an Administrative Permit or Use Permit upon finding that:
 - i. The proposed structure and use does not penetrate the floor elevation of the MTR.
 - ii. That the project is not detrimental to the function of the MTR and would not pose a health or safety hazard to the public and/or military personnel, and;
 - iii. That the proposed structure and use is consistent with all other applicable provisions of this ordinance.
- B. Proposed structures and uses with impacts that penetrate the floor elevation of the applicable MTR as determined by the Planning Director during review of the Administrative Permit may only be permitted with the issuance of a Use Permit as follows:
 - a. Unless the military expert responsible for operations in the military training areas first provides the Planning Director with written concurrence that the height of the

proposed structure or use would be compatible with military operations and mission, and notwithstanding any other provisions in this title, no Use Permit may be issued for any structure that is above the floor elevations shown in CCC 18.71.050.

- b. In instances where the required written concurrence from the military expert is requested but not received within 30 calendar days, the Use Permit may be considered and approved by the Planning Commission.
 - c. Approval of a Use Permit for structures above the floor elevations shown in CCC 18.71.050 may be approved by the Planning Commission upon a finding that the benefits of the requested obstruction into the MTRs outweigh the potential impacts on military flight operations.
 - d. That the proposed structure and use is consistent with all other applicable provisions of this ordinance.
- C. Where a finding is made during the Use Permit review that the proposed structure and use penetrates the MTR floor elevation such that military operations within the MTR are impacted, and that the project is detrimental to the function of the MTR and would pose a health or safety hazard to the public and/or military personnel, the issuance of the Use Permit shall be denied.

(Continue to next page)

18.71.050 Military Flight Training Route Map



FINFINGS OF FACT AND CONCLUSION OF LAW FOR REGULATIONS PERTAINING TO MILITARY
FLIGHT TRAINING AREAS

WHEREAS: The Columbia County Planning Commission having held public meetings on March 25th, 2019 and April 8th, 2019 and having fully considered the entire record and all public testimony, correspondence, Growth Management requirements and all those matters of record presented to the Planning Commission, recommends adoption of these amendments to the Columbia County Code during the 2020 Comprehensive Plan amendment cycle.

NOW: The Columbia County Planning Commission recommends to the Board of County Commissioners its approval of the regulations pertaining to Military Flight Training Areas as supported by the following findings:

1. Discussion regarding these proposed amendments took place during the Columbia County Planning Commission regular meetings on 03/25/2019 and 04/08/2019; and
2. Notice of the regular meeting schedule for 2019, including location, date, and time was advertised in the paper of record on December 27th, 2018; and
3. The recommended changes were drafted by Kim Peacher, Community Planning and Liasion Officer with the US Navy; and,
4. The Planning Director has reviewed the suggested and included additional revisions to ensure procedure and policy are in-line with existing procedures; and,
5. The Department of Commerce has indicated support of working with US Military forces to ensure current and future land uses are compatible with essential military training routes; and
6. The Planning Commission feels the policies do comply with the purpose and intent of the Growth Management Act and does bring the County into compliance; and,
7. It is unlikely that adopting the policies will have a disruptive effect on the stability and continuation of land use patterns on land in Columbia County; and,
8. The policies do not unreasonably restrict or prevent use of land within Columbia County; and,
9. The public interest will best be served by the policies.
10. Final adoption of the development procedures provided herein will occur in conjunction with the adoption of Columbia County's 2020 periodic update to the Comprehensive Plan and associated development regulations.

CONCLUSIONS

Based on the above Findings, and following review of the record, and the recommendations of the Planning Director and after consideration of the Columbia County Comprehensive Plan, consideration for the public health, safety and welfare of the citizens of Columbia County, the Planning Commission recommends approval of the regulations pertaining to Military Flight Training Areas herein to the Board of County Commissioners, to be adopted as part of the 2020 Comprehensive Plan and associated development regulations.

Dated this 8th day of April, 2019

Jason Towery, Chair

Meagan Bailey, Planning Director



Columbia County, WA Planning Staff Report Updates to Development Regulations

Adopting Cluster Development Regulations as part of the 2020 Comprehensive Plan Update

To: Columbia County Planning
Commission

For: Review, Support of Document through
Findings of Fact

From: Columbia County Planning
Director

Date: March 25th, 2019

Proposal:

Being a request to incorporate additional regulations within the Columbia County code that would protect agricultural lands while allowing for additional development opportunities for landowners.

Background and Discussion:

In 2017, the Planning Commission worked with a previous County Planner to develop amended regulations pertaining to Planned Unit Developments in the agricultural zones of Columbia County. As is required pursuant to RCW 36.70A.106(3)(b), notice was made that amendments were being proposed to the County's development regulations, and expedited review of those proposed changes were requested. Upon the receipt of the request, the Department of Commerce submitted formal written and verbal comment identifying the conflicting nature of the proposed regulations and the GMA requirements regarding rural character, rural densities, and the long-term protection of agricultural lands of commercial significance. At that time, given the disapproval from the State, the item was shelved for later review.

In regards to zoning techniques in resource lands, there are a variety of tools that may be utilized, including cluster development regulations. The intent of cluster developments is to allow for additional opportunity for development in resource lands, while simultaneously protecting and preserving the resource lands from ongoing sprawl, haphazard development, and the platting of small lots – preventing the breakage of the landscape and the reduction of the commercial value of the land. As discussion commenced with the Department of Commerce, there was recommendation to review the Walla Walla County code pertaining to Cluster Developments in Resource Lands. Initially, staff provided the Walla Walla code to the Planning Commission for review. During the February 11th, 2019 regular meeting of the Planning Commission, review commenced and revisions were discussed. Additionally, Bryan Martin, local surveyor and Planning Commission Chair at the time, reviewed the draft thoroughly and provided additional recommendations for revision and incorporation into the code. Again, on February 25th, 2019, the Planning Commission reviewed and offered additional review and revision. After the final suggestions were made during this meeting, staff indicated the edits would be incorporated and finalized for the next regular meeting. On the March 11th, 2019 meeting, additional revisions were suggested. Additionally, concern regarding the coherent understanding of what “density” means arose, and legal advice from Dale Slack, Columbia County Prosecuting Attorney was requested. Slack offered legal insight, and the memo received is attached within this staff report.

Findings of Fact:

1. The Washington State Department of Commerce recommended utilizing alternative planning and zoning tools to allow for increased and controlled development within the

County's resource lands. Within this recommendation was guidance to review cluster development provisions, and consider incorporation of such into the Columbia County Code.

2. The Columbia County Planning Commission worked alongside the Planning Director to generate the final draft as proposed herein.
3. The Columbia County Planning Commission reviewed and discussed the proposed during regularly scheduled public meetings.
4. The Columbia County Planning Commission provided additional question and insight into the draft, with staff responding to all comments of concern and/or incorporating proposed changes.
5. The proposed amendments will assist Columbia County reaching the goals of the Growth Management Act (RCW 36.71A.020).



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VICTIM-WITNESS COORDINATOR

MEMORANDUM

This communication conveys a legal opinion from the Office of the Prosecuting Attorney to an agent or officer of Columbia County, Washington, and as such is subject to attorney/client privilege and confidentiality, and represents attorney work-product. As such, this memorandum is not subject to disclosure.

FROM: C. DALE SLACK, PROSECUTING ATTORNEY
TO: MEAGAN BAILEY, PLANNING DIRECTOR
RE: DEFINITION OF "DENSITY"
DATE: MARCH 15, 2019

You have asked me to provide a definition of the term "density" as it applies to the field of planning and zoning law. I have reviewed our County Code, as well as state law and other counties' planning and zoning codes, and I believe the following is a correct and efficient definition of the term:

"Density" for purposes of [the Columbia County Planning and Zoning Codes] means the number of [residential buildings] [or inhabitants] which may [be constructed] [or inhabit the residential buildings] in any given area of real property or land.

Additionally, Courts will often look to Webster's Dictionary to clarify unclear words or concepts; in this case, "Density" as used in planning and zoning law would be defined as "the average number of individuals or units per space unit," with the examples of "a population *density* of 500 per square mile; a housing *density* of 10 houses per acre." I believe while this is an appropriate definition for discussion, it leaves some incorrect assumptions, i.e., that the density is based on *average* homes per acre, rather than the specific number of homes in a given area of land owned by one landowner, which is necessary for our purposes in the A-1 zoning area. Using an average would result in one landowner having ten homes on 40 acres, so long as there were an additional 360 acres owned by others around him.

Please feel free to contact me further if you have additional questions, concerns, or input.

2020 COMPREHENSIVE PLAN AMENDMENTS - DEVELOPMENT REGULATIONS
PERTAINING TO CLUSTER DEVELOPMENTS ON RESOURCE LANDS IN COLUMBIA
COUNTY, WASHINGTON
(NEW CODE SECTION)

CHAPTER 18.145 - CLUSTER DEVELOPMENTS ON RESOURCE LANDS

SECTIONS:

- 18.145.010 PURPOSE AND INTENT.
- 18.145.020 APPLICABILITY.
- 18.145.030 FEES.
- 18.145.040 PROCEDURE REQUIREMENTS.
- 18.145.050 DESIGN REQUIREMENTS.
- 18.145.060 ONE-TIME LAND DIVISIONS.

18.145.010 Purpose and intent.

Cluster developments will be strictly managed and designed to conserve and preserve community wide agricultural lands and encourage the agricultural economy through the following objectives:

- A. Preserve land for long-term farming and minimize reductions in farm productivity; and,
- B. Generally site homes to minimize negative impacts to the protection of farmland; and,
- C. Minimize conflicts between working farms and nonfarm dwellings; and,
- D. Buffer the impacts of new lots from farms and farmland; and,
- E. Provide flexibility to land owners when dividing their property and configure new parcels to be less than the minimum normally required by zoning; and,
- F. Prevent the spread of wildfire and damage to property, structures and crops; and,
- G. Prevent the spread of noxious weeds; and,
- H. Create lots with safe access to public roads.

18.145.020 Applicability.

A. The county requires compliance with this chapter for lawfully created parcels of record as of the date of approval of the ordinance approving this chapter. Parcel is defined as a lot created by a subdivision, short plat or exempt segregation per RCW 58.17. Assessor's parcels, created for taxation purposes only, are not lawfully created lots of record.

B. Cluster developments are permitted only in the Agricultural 1 (A-1) zone subject to approval of an appropriate land division designed in compliance with the provisions of this chapter.

C. Land divisions on resource lands zoned A-1 or that are included in the areas identified as being either "primary significance" or "unique land," as shown on maps in the county's comprehensive plan shall comply with the provisions of this chapter except as provided below in this section.

D. The creation of parcels that are 40 acres or larger within the A-1 zone are exempt from the requirements of subsection C of this section.

18.145.030 Fees.

A fee will be established and adopted by resolution by the Columbia County Board of Commissioners and will be maintained with the Planning Department fee schedule.

18.145.040 Procedure requirements.

Applications for a cluster development are processed in accordance with the following procedures:

- A. For cluster development applications that consist of the creation of 9 or fewer lots, the processing provisions as outlined within CCC 17.10 - Short Subdivision and Platting shall be followed.
- B. For cluster development application that consist of the creation of 10 or more lots, the processing provisions as outlined within CCC 17.05 - Long Subdivision and Platting shall be followed.

18.145.050 Design requirements.

Cluster developments shall be designed and approved in accordance with the following requirements:

- A. Cluster developments will be allowed only at the density permitted by the assigned zoning.
- B. The minimum land area needed to implement a cluster development is as follows:
 - a. A-1 zone: eighty acres.
- C. Cluster developments do not have to comply with minimum lot size requirements specified by the assigned zoning.
- D. All required infrastructure improvements to serve the development, such as potable water, wastewater disposal, and access to public roads shall occur concurrent with development.
- E. Cluster development lot width shall be a minimum of one hundred fifty feet.
- F. Cluster developments may occur in phases.
- G. New residential parcels in the A-1 zone shall create contiguous lots, whereas new lots will not be created in more than one location within the parent parcel.
- H. At least seventy percent of the overall development site shall be maintained and preserved for agricultural use to preserve long-term commercially significant lands use through a recorded instrument approved by the director.
- I. Within the A-1 zone, the maximum number of parcels smaller than the minimum parcel size is specified by the assigned zoning, and shall comply with the following limits:

- a. Where there are existing domestic and irrigation water rights, no more than twelve smaller parcels shall be created;
- b. Where there are existing irrigation water rights only, no more than eleven smaller parcels shall be created;
- c. Where there are no existing water rights (domestic nor irrigation), no more than four smaller parcels shall be created.

J. Sufficient water to serve both domestic and residential irrigation needs must in fact be present and shall be required. With regard to provision of domestic water and consistent with the requirements regulating the number of smaller parcels allowed on an overall site, the following requirements shall be met:

- a. Where there are sufficient existing domestic and irrigation water rights to serve the development, a community water system shall be implemented for the smaller parcels;
- b. Where there are existing irrigation water rights only, or where there are no existing water rights (domestic nor irrigation), an exempt well(s) may be utilized to serve the smaller parcels with domestic water, provided all applicable regulations governing exempt wells are met, as demonstrated by approval from the Washington State Department of Ecology.

K. Wellhead protection zones shall be overlapped to the extent possible.

L. Cluster developments shall comply with all applicable county and state health requirements for water and sewage disposal.

M. A farm center parcel containing farm-related buildings can be up to ten acres in size, and is not to be included in the average lot size calculation, provided the new property line follows the perimeter of the existing farm center footprint comprised of such structures as a home, outbuildings, equipment storage areas, barns and corrals.

- a. Whereas an application indicates the creation of a farm center parcel that exceeds the ten acre maximum, the provisions within CCC 18.05.050 and CCC 18.05.055 shall be utilized, depending on the variance requested within the application.

N. No parcel in the cluster development, except a farm center parcel with existing building or a resource parcel, shall exceed five acres in area.

O. The buffer space shall be a minimum of fifty feet from the adjacent resource parcel to any dwelling in the cluster development. All required buffers between the resource parcel and the smaller development parcels shall be provided within the new lots, and shall not encumber the resource parcel.

P. Setbacks.

- a. For all nonfarm-related development within agricultural resource areas or on lands adjacent to or abutting agricultural resource lands: all structures shall maintain a minimum setback of fifty feet from land designated for agricultural purposes.

Q. Public access to development sites shall meeting applicable County road standards.

R. Development sites shall meet applicable County development standards.

S. A right-to-farm statement shall be on the face of the recorded land division plat.

T. Owners of cluster lots created under the provisions of this chapter shall prevent the spread of noxious weeds. All development approvals shall include this requirement. A covenant enforceable by an adjacent property owner shall be on the face of the recorded land division plat. (see Washington State Noxious Weed List).

U. Prior to issuance of a permit for lots in a cluster development, the property owner(s) shall acknowledge that the site is in or near agricultural lands through a statement on the face of the recorded land division plat that is binding upon future owners, heirs and successors.

V. A land division approved under the authority of this chapter shall include a statement on the face of the recorded land division plat stating that the acreage shall not be used more than once for determining the allowable number of units. The applicant shall state on the face of the recorded land division plat the specific acreage used for determining the proposed new lots.

W. Cluster lot density can be transferred from contiguous parcels in the same ownership where density is transferred between lands in the same zoning district. Legal parcels separated by roads (all types) and/or railroads are considered to be contiguous.

18.145.060 One-time land divisions.

Property owners of a parcel, that is larger than 40 acres and smaller than 80 acres, shall be permitted a one-time land division, consistent with all of the following provisions:

A. This land division process is limited to the A-1 zone; and,

B. Lots created via the one-time land division shall be not less than two acres and not more than five acres, unless used to divide off an existing farmstead, in which case the new lot can be up to ten acres, provided the new property line follows the existing farm center footprint comprised of such structures as a home, outbuildings, equipment storage areas, barns and corrals.

a. Whereas an application indicates the creation of a farm center parcel that exceeds the ten acre maximum, the provisions within CCC 18.05.050 and CCC 18.05.055 shall be utilized, depending on the variance requested within the application.

C. Sufficient surface and/or ground water rights shall be available to the new smaller parcels to permit for domestic use, reasonable irrigation, such as yard, garden, and caring for animals, fire suppression, and to avoid a portion of the smaller lots becoming a nuisance with regard to such concerns as dust, and weed control; and

D. A one-time land division counts against the maximum number of dwellings in a future clustering proposal.

FINDINGS OF FACT AND CONCLUSIONS OF LAW
FOR CLUSTER DEVELOPMENTS ON RESOURCE LANDS

WHEREAS: The Columbia County Planning Commission having held public meetings on February 11th, 2019, February 25th, 2019, March 11th, 2019, and March 25th, 2019 and having fully considered the entire record and all public testimony, correspondence, Growth Management requirements and all those matters of record presented to the Planning Commission, recommends adoption of these amendments to the Columbia County Code during the 2020 Comprehensive Plan amendment cycle.

NOW: The Columbia County Planning Commission recommends to the Board of County Commissioners its approval of the regulations pertaining to Cluster Development on Resource Land as supported by the following findings:

1. Discussion regarding these proposed amendments took place during the Columbia County Planning Commission regular meetings on 02/11/2019, 02/25/2019, 03/11/2019, and 03/25/2019; and,
2. Notice of the regular meeting schedule for 2019, including location, date, and time was advertised in the paper of record on December 27th, 2018; and
3. The Planning Commission feels the policies do comply with the purpose and intent of the Growth Management Act and does bring the County into compliance; and,
4. It is unlikely that adopting the policies will have a disruptive effect on the stability and continuation of land use patterns on land in Columbia County; and,
5. The policies do not unreasonably restrict or prevent use of land within Columbia County; and,
6. The public interest will best be served by the policies.
7. Final adoption of the development procedures provided herein will occur in conjunction with the adoption of Columbia County's 2020 periodic update to the Comprehensive Plan and associated development regulations.

CONCLUSIONS

Based on the above Findings, and following review of the record, and the recommendations of the Planning Director and after consideration of the Columbia County Comprehensive Plan, consideration for the public health, safety and welfare of the citizens of Columbia County, the Planning Commission recommends approval of the regulations pertaining to Cluster Developments on Resource Lands herein to the Board of County Commissioners, to be adopted as part of the 2020 Comprehensive Plan and associated development regulations.

Dated this 25th day of March, 2019

Jason Towery, Chair

Meagan Bailey, Planning Director

Comprehensive Plan Work Schedule – 2020 Update

DONE: Countywide Planning Policies

Jurisdiction:	Columbia County	Dayton	Starbuck
Introduction date:	12/10/2018	12/18/2018	12/11/2018
Cont'd Review	1/14/2019	1/15/2019	1/8/2019
Hearing Date (if applicable)	1/28/2019 (PC)	1/15/2019 (PC)	2/12/2019
Resolution of Support	2/4/2019 (BOCC)	2/13/2019 (CC)	2/12/2019

DONE: New Docketing Procedures

Jurisdiction:	Columbia County	Dayton	Starbuck
Introduction date:	12/10/2018	12/18/2018	12/11/2018
Cont'd Review	1/14/2019	1/15/2019	1/8/2019
Hearing Date (if applicable)	-	-	-
FOF of Support	1/14/2019 (PC)	1/15/2019 (PC)	1/8/2019

DONE: Accessory Dwelling Unit (Columbia County)

Jurisdiction:	Columbia County
Introduction date:	12/10/2018
Cont'd Review	1/14/2019
Hearing Date (if applicable)	-
FOF of Support	1/28/2019 (PC)

Water Resources Language Integration (Columbia County)

Jurisdiction:	Columbia County
Introduction date:	1/14/2019
Cont'd Review	3/11/2019
Hearing Date (if applicable)	-
FOF of Support	3/11/2019 (PC)

Critical Areas Update (Columbia County and Starbuck)

Jurisdiction:	Columbia County	Starbuck
Introduction date:	1/14/2019	1/8/2019
Cont'd Review	4/22/2019	5/14/2019
Hearing Date (if applicable)	-	-
FOF of Support	4/22/2019 (PC)	5/14/2019

Navy/Airspace Language Integration (Columbia County)

Jurisdiction:	Columbia County
Introduction date:	3/25/2019
Cont'd Review	4/8/2019
Hearing Date (if applicable)	-
FOF of Support	4/8/2019 (PC)

Development Code – “Pull Out” (Starbuck)

Jurisdiction:	Starbuck
Introduction date:	4/9/2019
Cont’d Review	4/9/2019
Hearing Date (if applicable)	-
FOF of Support	4/9/2019 (PC)

Docket List Items (Columbia County)

Jurisdiction:	Columbia County
Docket 1: UGA Swap	Intro: 4/08/2019 FOF: 4/08/2019
Docket 2: BMRT Plan	Language addition into parks and recreation element; review 2/11/2019
Docket 3: CWPP	See above schedule; resolution 2/4/2019
Docket 4: Docketing	See above schedule; FOF 1/14/2019
Docket 5: Water Resources/Hirst Decision	See above schedule; FOF 3/11/2019
Docket 6: Law Building	Language addition into Capital Facilities Element; review 1/14/2019
Docket 7: PUD/Cluster Development	Development code revisions; intro 2/25/2019, FOF 3/25/2019
Docket 10: Recycling	Language addition into Utilities Element; review 1/28/2019
Docket 11: Comprehensive Zoning Review	Land Use and Zoning Map amendments; final due from consultant 3/26/2019; FOF 4/08/2019
Docket 12: ADU Standards	See above schedule; FOF 1/28/2019

Docket List Items (Dayton)

Jurisdiction:	Dayton
Docket 1: UGA Swap	City Council Support: 3/13/2019 DPC Intro: 3/19/2019 DPC FOF: 3/19/2019
Docket 2: BMRT Plan	Language addition into parks and recreation element; review 2/19/2019
Docket 3: Retail Development	Language addition into economic development/historic elements; review 1/15/2019 & 2/19/2019
Docket 4: CWPP	See above schedule; RESE 2/13/2019
Docket 5: Docketing	See above schedule; FOF 1/15/2019
Docket 6: Sports Complex Improvements	Language addition into Capital Facilities Element/Parks and Recreation Element; 1/15/2019 & 2/19/2019

Docket List Items (Starbuck)

Jurisdiction:	Columbia County
Docket 1: BMRT Plan	Language addition into parks and recreation element; review 2/12/2019
Docket 2: CWPP	See above schedule; FOF 2/12/2019
Docket 3: Docketing	See above schedule; FOF 1/8/2019

Misc. Dates for Submittal

Task:	Date:
Comp. Plans due to Planner from Consultant	3/29/2019
Planner complete additional staff edits to plans; address questions; due date <i>(will update demographics, housing, economic, etc. at this point)</i>	4/19/2019
Photos of missing elements due	4/26/2019
FINAL DRAFT PLAN COMPLETE	5/03/2019
Columbia County – FINAL WORKSHOP	5/13/2019
Starbuck – FINAL WORKSHOP	5/14/2019
Dayton – FINAL WORKSHOP	5/21/2019
Submit all three draft plans and applicable development regulations to State	05/23/2019
60 day review over	7/22/2019
Requested/required changes incorporated; due date	8/16/2019
Hearings and adoption	Throughout September, October (will coordinate schedule when we get closer)