



**Columbia County Planning Commission**  
114 South 2<sup>nd</sup> Street, Dayton, Washington 99328  
Meeting Minutes  
Monday, July 13, 2020 @ 5:30 PM

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- 1) Call to Order
  - a. Chair Jason Towery called to order the regular meeting of the Columbia County Planning Commission at 5:31 p.m.
- 2) Roll Call and Establish Quorum
  - a. Commission members: Jay Ball, Chuck Reeves and were present. Bryan Martin and Bill Carter were absent.  
Staff: Dena Martin, Planner; Clint Atteberry, Building Official  
County Commissioners: Ryan Rundell  
Public: Marjorie Lowe, Northworld Ventures RV Park
- 3) Approval of Meeting Minutes
  - a. June 8 , 2020
    - i. *Reeves motioned to approve the meeting minutes; Ballseconded.  
None opposed, motion carries.*
- 4) Public Hearing
  - a. No public hearing scheduled.
- 5) Old Business
  - a. Review staff research questions from June meeting
    - i. Multi-family zoning
      1. Allow duplexes in all zones that allow single family residences
      2. Allow multi-family dwellings in AR-1 within the UGA.  
Review with City to make sure lot requirements are consistent.
    - ii. Siting of public facilities
      1. Staff will draft a code chapter for Essential Public Review  
Process per RCW 36.70A.200

- iii. Discussed Planned Commercial Development, Planned Residential Development and Planned Unit Development Overlay
  - 1. Add Planned Commercial Development as a Conditional use in the LI-1 and HI-1 zones
- b. Continued review of zoning use matrix
  - i. Discussed recent inquiry regarding sprint boat racing as it relates to the use matrix. Agreed to remove Racetrack/Speedway from A-1, A-2, A-3, AR-2 and added it as Conditional in LI-1 and HI-1.
  - ii. Added Electric Vehicle Charging Station as Permitted use in C-1, LI-1 and HI-1 and Accessory in all residential zones.
  - iii. Added Boarding/rooming house as Conditional in A-1, A-2, and A-3 zones.
  - iv. Added Caretaker's residence as Accessory in A-3 and AR-2 zones.
  - v. Eliminated Greenhouse, >200 sq. ft. as accessory structures of this size don't require a building permit. Larger residential greenhouses will fall under Accessory structure, residential.
  - vi. Removed Greenhouse >800 sq. ft. and commercial
  - vii. Edited Nursery, commercial/retail/wholesale to read Nursery/Greenhouses, commercial/retail/wholesale to be Permitted in A-1, A-2, A-3, LI-1, and HI-1 and Conditional in AR-1 and C-1.
- c. Discussion regarding possible change to AR-2 minimum from 10 a/res/du max. to something more concrete.
  - i. Commissioners wished to maintain the 10 acre average density.
  - ii. Language shall be added to clarify that the average density is calculated solely on land owned by the landowner wishing to subdivide and does not factor in surrounding land.
  - iii. A statement shall be added to either the survey, deed, or both, notating the land used in calculating density and how much land is available for further density calculations. Staff will check with Title Company regarding preferred verbiage and processes.

6) New Business

- a. Northworld Ventures RV Park Conditional Use Permit.
  - i. No records of the Conditional Use Permit have been located, though application materials have been found and former staffers believe a permit was issued.
  - ii. Commission recommended planning staff work with owner Marjorie Lowe to apply for a new RV park CUP. The park will be allowed in the LI-1 zone as the park is believed to have been permitted in that zone originally and documentation is missing on the sides of both the county and the landowner.
- b. Self-milled lumber
  - i. Commissioner Rundell introduces a draft ordinance authorizing the use of self-milled lumber for structures
    - 1. Building Official Clint Atteberry discussed proposed edits to the draft.
    - 2. The commission discussed requiring grading by a “qualified third party” versus a “registered professional.”
    - 3. “Locally Harvested” lumber shall mean lumber harvested in Columbia County. The commission leaned toward requiring a registered professional.
    - 4. Building Official Clint Atteberry will meet with County Prosecutor Dale Slack to discuss how to address potential issues with the ordinance conflicting with the adopted IBC 2015 building codes.

7) Commissioner Reports

- a. No reports.

8) Planner Report

- a. General update on building and planning department.
  - i. Comprehensive plan docket item applications have been advertised with a deadline of Aug. 1.
  - ii. The Countywide Planning Policy lists a policy for the Planning Department to host an annual leadership workshop with

representation from the County Commissioners, County Planning Commission, Starbuck Town Council, Dayton City Council and Dayton Planning Commission. The workshop is intended to address a wide variety of planning issues. Due to time constraints, COVID-19 restrictions, and the fact that the comprehensive plan was reviewed in detail with the 2019 update, the Commission agreed that such a workshop would not be feasible this year.

iii. An error was discovered in the zoning maps adopted with the 2019 comprehensive plan update. Staff submitted the situation to the MRSC legal review team which recommended correcting the error as a docket item during the 2021 annual comprehensive plan review process. There are also discrepancies in the UGA designations on two Starbuck maps that will need to be rectified.

b. Discussed multiple absences and lack of response from Planning Commission Member Bryan Martin. Commissioner Rundell will approach Martin regarding his desire to continue as a commission member.

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

a. None

10) Adjournment

a. *Reeves motioned to adjourn the regular meeting of the Columbia County Planning Commission at 7:56 p.m.; Ball seconded. Meeting adjourned.*

August 10, 2020

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Jason Towery, Chair

Date

Attest:

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Dena Martin, Planning Manager

Date