August 12, 2010, Columbia County Planning Commission Official Minutes

The regularly scheduled meeting of August 12, 2010, was called to order at 8:07 by Chairman Ron Groom in the County Planning Office, and a quorum was established.

MEMBERS PRESENT: Phyllis Straube, Wes Leid, Swan Eaton, Ron Groom
MEMBERS ABSENT: Mike Mathews, Mike Talbott
OTHERS PRESENT: Richard Hendricksen, Heidi James

APPROVE MINUTES OF AUGUST 12, 2010

Ron Groom made a motion to approve the minutes of August 12, 2010, as submitted. Wes Leid seconded the motion. No discussion. Motion carried unanimously.

PUBLIC HEARING: None

OLD BUSINESS:

Animal Regulations: Hendricksen discussed the current animal regulations and the current problems with these regulations. He then proposed these changes:

1. Incorporate the grazing ordinance into the zoning animal section
2. No animal unit limitation in the agriculture zone
3. In rural zones:
    a. 5< acres = 1 animal unit per acre
    b. 5> acres = no limitations
    c. (minus the half acre for house)
4. Add temporal flexibility to section 25 (i.e. 1 animal unit per acre per year or 12 animal units per acre for 1 month)
5. Legally non-conforming uses expire if abandoned for one year
6. Rely on nuisance section for poor animal husbandry
    a. Provide for arbitration process (expand tech membership to add health official)
7. Admin Relief
    a. Raising animals is a use and there should not be a variance for a use
    b. Add conditional use permit as admin relief for specific site expansion of minimum animal units per acre
8. In rural zone permit swine for home consumption only, except for sale of litters and youth projects
9. Add language on time frame for litters till weaning

There was also discussion of kennels and if use permits should be required as well as animal units allowed on property.

Cell/Communication Tower Standards / classification: Hendricksen commented that our current ordinance only mentions radio and television transmission towers. It was discussed that all towers be "Established Public Facility" and be allowed in any zone with an EDF conditional use permit. The planning commission also discussed taking the communication tower policies establishing them as code standards.

Child Care Use: Hendricksen discussed that there is a child care ordinance, but the language is unclear and needs updating. He proposed these changes:

1. Place in zoning regulations
2. Change to Family Daycare with a limit of 12 children in a residence and permitted in all zones excluding industrial
3. Change to Commercial Daycare for 13 or more children with a conditional use permit and permitted in all zones excluding industrial

A-1 land use: Hendrickson discussed A-1 land uses and proposed these changes:

1. That dairies and feed lots are allowed with a conditional use permit
2. Existing home sites can only be subdivided if they are 5+ years old
3. Subdivision minimum lot exceptions
    a. Home sites up to 5 acres
    b. For uses allowed by conditional use permits, lot size determined by conditional use permit
4. Home sites permitted uses with standards and short plat

Hendricksen then moved the discussion towards industrial land uses and proposed that we list commercial uses allowed (i.e. not all in G-zone)

NEW BUSINESS:

Richard reviewed the 2010- 15 Capital Improvement Program and discussed consistency with the Comprehensive Plan.

A motion was made by Wes Leid to take report to the county commissioners. Straube seconded. Motioned carried unanimously.

Richard passed out population status for Columbia County to show increase in population.

DIRECTOR'S REPORT: None

ITEMS FROM COMMISSIONERS: None

There being no further business, *Wes Leid* made a motion to adjourn the meeting. *Phyllis Straube* seconded motion. No discussion. Motion carried unanimously. The meeting was adjourned at 9:12 p.m.

NOTE: Next regular meeting – 8:00 p.m. August 26, 2010 @ Planning Dept. Office 114 S. 2nd Street Dayton unless otherwise determined.

Ron Groom, Chairman

Richard Hendricksen, AICP, Planning Director

Heidi James

Minutes prepared by Heidi James