

Columbia County Planning Commission Official Minutes
September 23, 2010

The regularly scheduled meeting of September 23, 2010, was called to order at 7:05 by Chairman Ron Groom in the County Planning Office, and a quorum was established.

MEMBERS PRESENT:, Wes Leid, Swan Eaton, Ron Groom, Mike Mathews, Mike Talbott

MEMBERS ABSENT: Phyllis Straube/Excused

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. Talbott seconded the motion. No discussion. Motion carried unanimously.

PUBLIC HEARING: None

OLD BUSINESS:

Hendricksen brought up the issue of the urban growth area and the sphere of influence and that they are not the same. The adopted Dayton UGA boundary is the same as the old sphere of influence. There are inconsistencies in the zoning where the county's and city's zoning are not compatible in the comprehensive plan or land use designation as seen in the Dayton Comprehensive Plan. We need to look into adding and removing areas from the urban growth area first and then consistency between future land use and zoning. We also need an inter-local agreement between city and county to deal with land use, infrastructure extension, annexations, etc.

NEW BUSINESS: General Issue: Seasonal Cabins in Remote Areas

Hendricksen introduced the topic by stating the Board of County Commissioners has asked the Planning Commission to look at issues related to increased development in areas of county with limited road access & services relative to seasonal use cabins, resource development, and sensitive environment. Hendricksen passed out ordinance 94-05 & 93-10, which is related to state requirements for proof of potable water before issuance of residential building permits. He explained 94-05 allowed for seasonal cabins if no potable water was available, but stated that if there is not a defined seasonal use area then how would the planning and building department enforce these ordinances when issuing permits? The AR-2 zone permits seasonal cabins but not all the seasonal use roads are in the AR-2 zone.

Hendricksen passed out ordinance 94-05 & 93-10 and gave a quick overview of the two ordinances

Questions that need to be asked:

Where are seasonal use areas?

AR-2 only?

Geographic area?

Is cabin permit allowed outside seasonal use area?

Economic Impacts?

Fire/Rescue responsibilities?

Access (road) responsibilities?

Issues:

- Plow roads
- Mountain roads
- Public safety: police & fire/rescue
- Density
- Environmental Impacts
- Code enforcement

Hendricksen also brought up the issue of there not being a clearing and grading ordinance to regulate development when no building permit is required.

Solutions:

- Forbid seasonal residential use? (what about R.V.s)
- Record deed restrictions? (say what?)
- Impact fees?
- Zone change?
- Instead of seasonal use area use seasonal road list?

Fire response time was discussed and fire district map evaluated and showed much of the area under review is served by DNR which does not do structural fires.

The planning commission expressed opposition to not permitting seasonal cabins. They felt if someone builds in remote area they cannot expect same level of service including road maintenance. Hendricksen will forward report to BOCC on issues and planning commission opinions.

DIRECTOR'S REPORT: None

ITEMS FROM COMMISSIONERS: None

There being no further business, *Wes Leid* made a motion to adjourn the meeting. *Talbott* seconded motion. No discussion. Motion carried unanimously. The meeting was adjourned at 8:17 p.m.

NOTE: Next regular meeting – 8:00 p.m. October 14, 2010 @ Planning Dept. Office 114 S. 2nd Street Dayton unless otherwise determined.

Ron Groom, Chairman

Richard Hendricksen, AICP, Planning Director

Minutes prepared by Heidi James