



Columbia County Planning Commission
114 South 2nd Street, Dayton, WA 99328
Regular Meeting Agenda
Monday, September 13, 2021 at 5:30 PM

Zoom link:

<https://us02web.zoom.us/j/82900579353?pwd=WUQ2b0c2Yy9CUFNUL3hqeGVNM2lXQT09>

Phone access: 1 253 215 8782

Meeting ID: 829 0057 9353

Passcode: 203786

- 1) Call to Order
- 2) Roll Call and Establish Quorum
- 3) Approval of Meeting Minutes
 - a. August 9, 2021
- 4) Public Hearing
 - a. None
- 5) Old Business
 - a. None
- 6) New Business
 - a. Discussion CCC 18.135.030 Animal Units
- 7) Commissioners Reports
- 8) Building Official Report
 - a. Update on current projects
- 9) Comments from the public and items not present on the agenda.
- 10) Adjournment
 - a. Next regular meeting: Monday, October 11, 2021 at 5:30 p.m.



Columbia County Planning Commission
114 South 2nd Street, Dayton, Washington 99328
Meeting Minutes
Monday, August 9, 2021 @ 5:30 PM

1) Call to Order

- a. Chair Chuck Reeves called to order the regular meeting of the Columbia County Planning Commission at 5:34 p.m. The meeting was held in the Planning Department conference room and was also available via the Zoom platform.

2) Roll Call and Establish Quorum

- a. Commission members: Chuck Reeves, Jay Ball, and Bill Carter were present in person. Peter Paolino was present via Zoom. Jason Towery was excused.

Staff: Dena Martin, Planner; Clint Atteberry, Building Official

Commissioner: Ryan Rundell.

Public: None present.

3) Approval of Meeting Minutes

- a. July 12, 2021
 - i. *Carter motioned to approve the meeting minutes; Ball seconded. None opposed, motion carried.*

4) Public Hearing

- a. ORD2021-05 “Accessory Dwelling Units”
 - i. Reeves opened the public hearing at 5:35 p.m. No members of the public were present and no comments were received.
 - ii. Martin reviewed the proposed amendments to Chapter 18.122 Accessory Dwelling Units of the Columbia County Code.
 - iii. Reeves closed the public hearing at 5:46.
 - iv. Ball and Carter commented that the proposed amendments were timely and fair.

- v. *Ball motioned to recommend that the Commission recommend ORD2021-05 to the BOCC for approval as presented. Carter seconded. None opposed, motion carried.*

5) Old Business

a. Comprehensive Plan Docket Close

- i. Martin shared that the deadline for Comprehensive Plan annual review docket items was Aug. 1 and no docket items were received. The annual review cycle is not closed for the current year.

6) New Business

a. Discussion of “natural segregation” property divisions

- i. Martin shared that there has been an unwritten policy in the County to bypass planning and allow the segregation of land parcels based on “natural segregations” such as roads, rivers, etc.
- ii. Martin discussed the situation with Prosecuting Attorney Dale Slack who recommended that the issue be placed before the planning commission and officially noted in the minutes that the Commission recognizes that the practice existed but does not want to continue the practice.
- iii. Following discussion, Reeves requested consensus from the Commission members.
- iv. *All members are in agreement that the Planning Commission recognizes that this has been an unofficial past policy but the County will no longer allow the practice of bypassing the Planning Department to divide parcels based on “natural segregations” rather than County zoning requirements.*

b. Recreational Vehicle parks.

- i. Staff shared that questions regarding RV parks in the County, City, and individuals asking about private hookups at their homes have been on the increase due to the housing shortage. RV parks are a useful option, especially for temporary workers.

- ii. The Planning Commission will consider adding a definition for RV parks to the code at some point, as there is currently none.

7) Commissioner Reports

- a. None

8) Planning Manager Report

- a. Puget Sound Energy has issued an “all source RFP for all clean energy projects. They have shared with applicants that they hold leases in the previously permitted “Oliphant North” area and will share transmission capabilities. Out-of-county sites are also being considered. The department has received two inquiries regarding the existing CUP and SEPA amendment process. Proposals are due to PSE by Sept. 1.

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

- a. None.

10) Adjournment

- a. *Reeves adjourned the regular meeting of the Columbia County Planning Commission at 6:43 p.m.*
- b. Next regular meeting: Monday, September 13, 2021 at 5:30 p.m. at the Planning Department conference room.

September 13, 2021

Charles G. Reeves, Chair

Date

Attest:

Dena Martin, Planning Manager

Date

18.135.030 Animal units.

A. The following shall be considered as one animal unit (a.u.); for the purpose of this code “offspring” born on the subject site to permitted animal shall not be considered in excess of the a.u. limit for a period of one year except for weaned litters or as may be specified below:

1. One horse equals one a.u.
2. Two cows equal one a.u.
3. *Repealed by Ord. 2013-01.*
4. One sow and litter equal one a.u.
5. Four feeder pigs equal one a.u.
6. Five sheep equal one a.u.
7. Twenty-four chickens equal one a.u.
8. Other animals based on similarities to the above list as determined by the planning director.

B. Any deviation from the above-listed animals and/or animal units per acre shall be permitted when authorized in accordance with the requirements of Chapter 18.80 CCC, Conditional Uses. The planning director may issue a no fee temporary activity permit to allow the raising of animals where normally restricted for the purpose of youth education, showing and sale of animals at authorized public sales and fairs. Where permitted swine raised for home consumption shall require a nonfee temporary activity permit issued by the planning director.

C. The area on which family dwellings and accessory buildings, excepting animal shelters and limited to a minimum of one-half acre, are located shall not be included in the acreage required for an animal unit.

D. Temporal Averaging. The number of animal units permitted on a property may be averaged based on the period of time for which the animals are kept on the property subject to a temporary activity permit issued by the planning department and consistent with subsection (G) of this section and with CAFO standards.

E. The limit to the number of animal units per acre shall be as specified in a particular zone district chapter except that on any individual lot of five acres or less not associated with larger parcels under the same ownership where the aggregate is greater than five acres, there shall be a limit in all zoning districts of one animal unit per acre where animals are permitted.

F. Animals shall be cared for, raised, grazed and confined according to normally accepted animal husbandry practices, and consistent with the county right to farm regulations, to restrict excessive odor, noise, or unsanitary condition so as not to result in:

1. A direct or indirect maltreatment of the animals;
2. Creation of a hazard to public health or to sensitive environments;
3. Negative impact on neighboring farming operations including creation of a danger to health;
4. A nuisance that prohibits neighboring residents the enjoyment and use of their property;
5. The grazing, care and feeding of animals shall be in compliance with all adopted state of Washington rules and regulations as specified in the RCW and WAC;
6. Animal organic wastes shall be managed and confined so as to not produce an accumulation that negatively impacts the environment or the reasonable use and enjoyment of neighboring properties beyond that as anticipated in the county's right to farm regulations;

G. Violations of subsection (F) of this section shall be acted on according to CCC Title 19. [Ord. 2013-01 § 3 (Exh. C); Ord. 95-01 § 25; Ord. 90-02 § 25.]