



Columbia County Planning Commission
114 South 2nd Street, Dayton, Washington 99328
Meeting Minutes
Monday, May 10, 2021 @ 5:30 PM
Zoom Meeting

- 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 made available via the Zoom meeting platform.
- 2) Roll Call and Establish Quorum
 - a. Commission members: Chuck Reeves, Jason Towery, Peter Paolino, Jay Ball and Bill Carter were present.
Staff: Dena Martin, Planner; Clint Atteberry, Building Official
Commissioner: Ryan Rundell was present for the last half of the meeting.
Public: None present.
- 3) Approval of Meeting Minutes
 - a. March 8, 2021
 - i. *Carter motioned to approve the meeting minutes; Ball seconded. None opposed, motion carried.*
- 4) Public Hearing
 - a. None.
- 5) Old Business
 - a. Code Compliance Update
 - i. Martin updated on BOCC direction regarding code enforcement. Enforcement shall be on a reactive, complaint-only basis (aside from health/safety issues) and the complainant must be willing to leave their name. Anonymous complaints are not accepted.
 - ii. Atteberry updated that a letter was issued regarding fence repairs necessary to keep horses safely fenced. Reeves commented that significant improvements had been made.

b. Lowe/Northworld RV CUP re-creation

- i. Planning Commission reviewed the staff report and re-created Conditional Use Permit for the Lowe RV Park. The permit was re-created as close as possible to how it was originally believed to exist as both the County and the applicant have lost their records. The Commission agreed that the re-created permit was the best possible approximation, using the data at hand.

6) New Business

a. Review Accessory Dwelling Unit Code

- i. Discussed several aspects of the existing code for possible amendments. Discussion items included:
 - Allowing ADUs on “legal lots of record” rather than “legally created conforming lot.”
 - Developing an ADU affidavit to be recorded as a deed restriction, rather than the current requirement that the “permit shall be recorded.”
 - Clarify the requirement that the ADU shall be consistent with the primary dwelling.
 - Discussion on allowing the ADU to be more than 100’ from the primary residence.
 - Discussion of owner-occupancy requirements, specifically as related to recent legislation.
 - Need to re-word occupancy requirements to accommodate federal regulations that prohibit limiting the number of related persons that live in an ADU.
 - Add limit of one ADU per lot.
 - Address use of ADU as short-term rental.
- ii. Staff will research and compare issues with comparable jurisdiction codes and prepare a draft amendment as a springboard for further discussion.

7) Commissioner Reports

- a. Ball suggested that the county consider zoning changes, including a reduction of minimum lot sizes in specific zones to potentially accommodate multi-family housing.

8) Planning Manager Report

- a. No updates.

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

- a. None.

10) Adjournment

- a. *Carter motioned to adjourn; Towery seconded. Reeves adjourned the regular meeting of the Columbia County Planning Commission at 7:03 p.m.*
- b. Next regular meeting: Monday, June 14, 2021 at 5:30 p.m. at the Planning Department conference room.

June 14, 2021

Charles G. Reeves, Chair

Date

Attest:

Dena Martin, Planning Manager

Date