

COLUMBIA COUNTY PLANNING COMMISSION MEETING

November 1, 2010

Meeting Minutes

Members Present: Jeff VanNatta, Gayle Lee, Terry Luttrell, Linda Hooper, Guy Letourneau, Paula Lichatowich

Staff Present: Glen Higgins, Erika Owen, Debbie Jacob, Shannon Fair

Others: Juanita Richards

The Planning Commission meeting was called to order by Chairman Letourneau at 6:30pm.

Glen Higgins advised board members that the first item on the agenda was not ready to be heard at this time. The applicant will be applying for a zone change at the December hearing date.

Debbie Jacob read the pre-hearing statement



1. St. Helens Community Bible Church, Design Review, DR 11-05, An application has been submitted for a Type 2 Site Design Review to Construct an Addition of Restrooms and Foyer to an Existing Church Building on a 3.02 acre site in the Community Service Institutional (CSI) Zone. The subject property is identified as Tax Map No. 4108-032-00501 and is located at 350351 Millard Road.

CONFLICTS OF INTEREST/EX PARTE CONTACTS:

Commission disclosed none

Debbie Jacob presented the Staff report. The applicants are asking to construct an ADA compliant bathroom and foyer expansion. The applicants are only increasing the area of their building by approx 1400sqft. There is adequate paved parking area which will be expanded. The applicant is not required to submit an engineer's storm water erosion plan. The property does not contain wetlands. There is a bioswell in the southern section of the property near Millard Rd., but this portion of the property will not be disturbed. The existing septic system has been abandoned and the property is now serviced by the local water authority. LDS will require documentation to ensure minimum fire floor requirements have been met. The property is within the Urban Growth Boundary of the City of St. Helens. Staff has addressed the storm water erosion control plan. The expansion will meet setbacks for structures in the CSI zone. The City of St. Helens has made recommendations for approval as the property is located within the Urban Growth Boundary for the City. The City would like the church to dedicate 10' of additional roadway for expansion of the roadway. The City is not requesting road frontage improvements at this time, but will when the property is annexed into the City. The applicant is being asked to sign a waiver of remonstrance for the future improvements. The city is asking for a 25' paved access onto the site. The City has asked for additional landscaping on the site. Staff has included the requested conditions in the recommendations of approval.

Staff recommends **approval** with **5** conditions.

A typing error was pointed out on page #14; reads exiting should read existing. Sub conditions for condition #5 to be re-lettered

PUBLIC COMMENT

OPEN PUBLIC HEARING

In Favor

Juanita Richards, 204 S. 15th St. St. Helens, OR

Ms. Richards is satisfied with the conditions of approval as submitted by Staff. The applicant is already working on meeting the requirements of the conditions.

In Opposition

None

CLOSED PUBLIC HEARING

Motion: Commissioner Luttrell moved to approve DR 11-05 adopting Staff's findings, conclusions and recommendations. Commissioner Hooper seconded

members discussed

Motion: Commissioner Lichatowich moved to amend approval of DR 11-05 adopting Staff's findings, conclusions and recommendations and re-lettering condition of approval #5 to read a,b,c instead of d,e,f. Commissioner VanNatta seconded

Chairman Letourneau restated the motion: It has been moved and seconded to amend approval of DR 11-05 adopting Staff's findings, conclusions and recommendations and re-lettering condition of approval #5 to read a,b,c instead of d,e,f (passed - unanimous)

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Minutes approved as submitted

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There being no further business, Chairman Letourneau adjourned the meeting at 7:00pm