

Public Meeting Minutes

THURSDAY, MAY 6, 2010

CITY HALL COUNCIL CHAMBERS

CITY OF COLUMBIA CITY, COLUMBIA COUNTY, OREGON

PUBLIC MEETING:

Mayor Young opened the public meeting at 6:15 p.m.

PRESENT:

Mayor Cheryl A. Young
Councilor Sally Ann Marson
Councilor Bob Schmor (arrived 6:36 p.m.)
Leahnette Rivers, City Administrator/Recorder
Harold Olsen, City Attorney
Lisa Smith, City Planner
Michael McGlothlin, Chief of Police

PUBLIC HEARING:

To receive written and oral testimony regarding updating the Columbia City population forecast; expanding the urban growth boundary; annexing approximately 6 acres to the City of Columbia City; rezoning the annexed property from Columbia County FA-19 and SM to City of Columbia City low density residential, R-1 and City of Columbia City public land, PL; creating 4 single family lots from 3 existing parcels including 2 flag lots; and a variance to minimum street frontage for 2 lots, as submitted by property owners Wayne and Judith Weigandt for Tax Lots 5128-000-00200, 5128-000-00417, and Tax Lots 5121-032-00200, generally located at 3505 Sixth Street and at the west end of Yakima Court, Columbia City.

Lisa Smith said the Planning Commission held public hearings to receive written and oral testimony regarding this application. She said following the public hearings the Planning Commission adopted the findings in the staff report dated April 6, 2010, and recommended the City Council approve the application.

Lisa said following this public hearing the City Council may take action on the application, and the action may include approval of the application as presented, adoption of a revised proposal based on testimony in the public hearings, returning the proposal to the Planning Commission, or denial.

Lisa said approval of the application is subject to the applicant demonstrating compliance with the requirements of Columbia City Development Code 7.15, 7.40, 7.92, 7.94, 7.106, 7.140, 7.145, 7.150, 7.152, ORS 222 and state statutes related to the expansion of the urban growth boundary. She noted that ORS 197.763 requires that an issue be raised, in person or by letter, with sufficient details (specificity) to allow the decision maker an opportunity to respond to the issue by the close of the record or an appeal based on that issue is not permitted.

Lisa asked Council Members if they had any ex parte contacts, bias or conflicts of interest to declare. None were heard.

Lisa gave a brief overview of the amended staff report dated April 15, 2010.

Public Hearing opened.

Fred Bernet of Scappoose said he owns 128 acres north of town, adjoining the Reichold property, and he likes to look ahead 50 years. He asked what Columbia City's population project is.

Lisa said the City doesn't project 50 years ahead, but she has a 20-year projection. She said this application includes a decline in the population projections contained in the City's current comprehensive plan. She said the new projected population for Columbia City is 2,532 in the year 2030.

Fred said he does not believe the population will decline. He said Columbia City is a nice little city and he cannot see its population declining during the next 20 years. He said he knows that Wayne Weigandt has been instrumental in the development of upper Columbia City, as he has built many houses up there, and it appears he plans to build more. He cautioned that one of the mistakes planners make is making streets too narrow. He said Sixth Street should extend from its current point, and at a proper width, all the way through to the creek for future access to the Reichold site. He said the Reichold property won't always be a pasture, and it would be wise to provide another access to the area. He said his land is zoned forestland up on the hill, but the zoning could change in the future, and allowing a little narrow street blocked with houses is poor planning.

Mayor Young said the City has a limited amount of land available for development, which is likely one of the reasons the City's population is projected to decline.

Lisa noted that the decline is in the rate of the population increase during the next 20 years from the rate currently contained in the comprehensive plan, rather than a decline in the current population. She explained that the comprehensive plan contains an actual 2000 Census population of 1,595, and projects a population in 2020 of 2,871. She said the new proposed projected population for 2030 is 2,532 because a recent population study projects a slower growth rate.

Leahnette Rivers noted that the City's 2009 population estimate is 1,990.

Councilor Schmor arrived at 6:36 p.m.

Mayor Young asked for clarification about the proposed access to the property off of Sixth Street.

Lisa Smith referred the Council to the maps of the proposed development contained on the last few pages of Council Bill 10-559. She explained that Sixth Street dead-ends at the southeast corner of the property, and there are no City planning documents that show Sixth Street extending beyond its current end-point. She said the dotted line shows the approximate boundary of the buildable area of the four lots, and the terrain between the dotted line and the creek is very steep. She said the steep ravine that drops down into the creek, as shown on the map outside of the buildable area, will be dedicated to the City for park purposes, along with the area marked as Tract A, which will provide trail access to the north end of Sixth Street.

Lisa noted that the Ordinance adopting the population forecast update is missing from the Council packets.

Mayor Young asked if we should consider access across the creek for future development purposes.

Lisa explained that the property to the north of Columbia City on the other side of the creek is zoned industrial, and it is completely outside of the area addressed within the City's planning documents. She said it would be extremely difficult to remove property from the industrial zone.

Councilor Marson asked if an easement might serve any future access needs across the creek.

Lisa said the applicant plans to develop homes, which would be in the way of an extension of Sixth Street, and the City has plans for a park along the creek beyond the homes. She said during the recent Planning Commission hearing, some of the citizens on Yakima Court expressed concerns about the potential for thru traffic on Yakima Court if Sixth Street were extended.

Public Hearing closed.

Harold Olsen said it would be in the City's best interest for Mr. Weigandt to deed the park property to the City, rather than dedicate the property to the City on the final plat. He said with a deed the City will have full ownership and control of the property, while dedicated property would continue to technically be owned by the developer and subject to the City's right to use it for park purposes.

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Lisa said the developer will more than likely be asking for a credit against the park system development charges (SDCs) in exchange for the donation of property.

Leahnette explained that the developer would be eligible to apply for an SDC credit equal to the value of the land being donated, and not exceeding the amount of park SDCs applicable to the development of the four lots. She said the method used to establish the value of the property, as well as the amount of any SDC credit, would be subject to approval by the City Council.

The Public Meeting adjourned, and the City Council convened into Regular Session at 6:47 p.m.

APPROVED:

Cheryl A. Young
Mayor

ATTEST:

Leahnette Rivers
City Administrator/Recorder