



PLANNING COMMISSION

Tuesday, May 13, 2025 at 6:30 PM

APPROVED MINUTES

Members Present: Chair Jennifer Shoemaker
Vice Chair Brooke Sisco
Commissioner Charles Castner
Commissioner Trina Kingsbury

Members Absent: Commissioner David Rosengard
Commissioner Reid Herman
Commissioner Scott Jacobson

Staff Present: City Planner Jacob Graichen
Associate Planner Jennifer Dimsho
Communications Officer Crystal King
Community Development Administrative Assistant Angelica Artero

Others: Brett McCoy
Brady Preheim
Chris Lucero
Aggie Peterson
Mary Anne Anderson
Jerry Harrison
Heather Harrison
John Peterson
Dale Clark
Karrie Nations
Will Uebelacker (Zoom)

1. 6:30 P.M. CALL TO ORDER & FLAG SALUTE

2. TOPICS FROM THE FLOOR (Not on Public Hearing Agenda): Limited to five minutes per topic

Brady Preheim addressed the Commission with several concerns. He objected to Mr. Castner's participation on the Commission due to a documented issue and suggested he should resign or be removed. Preheim also noted that three Commission members were absent and urged action to ensure full attendance.

3. CONSENT AGENDA

A. Planning Commission Minutes Dated April 8, 2025

Motion: Upon Vice Chair Sisco's motion and Commissioner Castner's second, the Planning Commission voted to approve the Planning Commission minutes dated April 8, 2025.[AYES: Vice Chair Sisco, Commissioner Kingsbury, Commissioner Castner, NAYS: None]

4. PUBLIC HEARING AGENDA (times are earliest start time)

B. 6:30pm - Remand of Appeal AP.1.25 - AP.3.25 of the Planning Commission's denial of Variances V.1.25 - V.3.25 at 35732 Hankey Road – McCarter

Chair Jennifer Shoemaker opened the public hearing at 6:30pm. There was no bias, ex parte communications or site visits to declare. City Planner Jacob Graichen explained that the Variances allow the applicant to execute a partition later. He explained that the City Council had remanded the case back to the Planning Commission due to new considerations that arose during the appeal process.

Graichen outlined the requested variances, which included being below the 7,000 square foot minimum lot size, having a narrower lot width than typically allowed, and a reduced side setback.

In Favor

McCarter, Katherine. Applicant. McCarter stated that the neighboring property was just over 5,000 square feet, smaller than the R7 zoning typically noted for the neighborhood. McCarter emphasized the steep topography of the area, suggesting it was unlikely for development to occur on the other side of the road.

Neutral

No one spoke as neutral of the application.

In Opposition

Preheim, Brady. Preheim stated that the Commission had made the correct decision initially. He expressed frustration with the process, arguing that the City Council should have made a decision rather than remanding it back to the Planning Commission.

Rebuttal

McCarter, Katherine. Applicant. McCarter defended the remand process, stating that the City Council had recognized new information and was willing to reconsider the case. She emphasized that the topography of the property was indeed new information that warranted review.

End of Oral Testimony**Close of Public Hearing & Record****Deliberations**

Chair Jennifer Shoemaker expressed that she could not find where the application met any of the criteria for approval. She was concerned about setting a precedent if they were to change their minds. Other commissioners echoed similar sentiments, with concerns about the setbacks and the self-imposed nature of the hardship.

Commissioner Kingsbury agreed the setback is far too close between buildings.

Motion: Upon Commissioner Castner's motion and Vice Chair Sisco's second, the Planning Commission moved to deny the application because they did not meet all the criteria for variances.

[AYES: Commissioner Castner, Commissioner Sisco, Commissioner Kingsbury, NAYS: None]

Motion: Upon Commissioner Kingsbury's motion and Vice Chair Sisco's second, the Planning Commission unanimously approved the Chair to sign the Findings. [AYES: Commissioner Sisco, Commissioner Kingsbury, Commissioner Castner, NAYS: None]

C. 7:00pm - Annexation at 35363 Fir Street - McFeron

Chair Jennifer Shoemaker opened up the hearing at 7:00pm. There was no conflict of interest or bias in this matter, no ex parte or bias was declared.

Associate Planner Jenny Dimsho presented the annexation request for the property at 35262 Fir Street. The property, owned by Greg and Amanda McFeron, was approximately 21,000 square feet (close to half an acre) and had previously filed a consent to annex in order to connect to city sewer due to a failing septic system.

In Favor

No one spoke in favor of application.

Neutral

Nations, Karrie. Nations is a property owner adjacent from the applicant. Nations inquired if this decision would affect her property taxes.

In Opposition

No one spoke in opposition.

End of Oral Testimony**Close of Public Hearing & Record****Deliberations**

The Commission discussed the appropriate zoning with some members leaning towards Moderate Residential (R7) based on the surrounding area.

Motion: Upon Vice Chair Sisco's motion and Commissioner Castner's second, the Planning Commission made a motion to recommend approval of the annexation to City Council. [AYES: Vice Chair Sisco, Commissioner Castner, Commissioner Kingsbury, NAYS: none]

D. 7:15pm - Annexation at 58909 Firlok Park – Pyl

Chair Jennifer Shoemaker opened up the hearing at 7:15pm. There was no conflict of interest or bias, ex parte or site visits declared.

Associate Planner Jenny Dimsho presented the annexation request for the property at 58909 Firlok Park Boulevard. The property, owned by Bradford and Teresa Pyl, was approximately 0.58 acres and had recently connected to city sewer in 2024 due to a failing septic system.

In favor

No one was in favor of the application

Neutral

No one spoke as neutral of the application

Opposition

No one spoke in opposition.

End of Oral Testimony**Close of Public Hearing & Record****Deliberations**

The Commission briefly discussed the request, noting that the change from county multifamily zoning to city apartment residential zoning was not a drastic change.

Motion

Motion: Upon Vice Chair Sisco's motion, and seconded by Commissioner Castner, the Planning Commission made a motion to recommend approval of the annexation to City Council.

[AYES: Vice Chair Sisco, Commissioner Castner, Commissioner Kingsbury, NAYS: none]

E. 7:30pm – Annexation at 58209 Columbia River Highway & 35369 Millard Road – Decker Chair Jennifer Shoemaker opened at the public hearing at 7:31pm. There was no conflict of interest, bias, ex parte communication, or site visits declared.

Associate Planner Jenny Dimsho presented the annexation request for two properties: 58209 Columbia River Highway (4.47 acres, currently Family Fun RV) and 35369 Millard Road (1 acre, residential). Both properties were owned by Paul Joe and Virginia Decker and had previously filed consents to annex in 2009 and 2011 respectively to connect to city sewer.

Dimsho explained the history of the properties, their current uses, and recent county-related land use decisions. She noted that both properties were currently zoned Columbia County Commercial General (C-3) and would be zoned City Highway Commercial (HC) upon annexation, with no other zoning options available.

In Favor

No one spoke in favor of the application.

Neutral

No one spoke as neutral of the application

Opposition

Anderson, Mary Ann. Anderson said she is representing Heather Harrison, the current owner of Family Fun RV and the sole owner of JH Rental LLC. Anderson argued that the current property owner had not applied for or consented to annexation, that the previous consent had expired, and that the city had not met proper notice requirements. She urged the Commission to take no action or deny the proposal.

End of Oral Testimony

Close of Public Hearing & Record

Deliberations

The Planning Commission engaged in discussion about the validity of the previous consent to annex, the change in ownership, and the procedural concerns raised during testimony. They also considered the potential impact of denying the annexation or allowing it to proceed. Associate Planner Dimsho did state that there was a consent to annexation filed by a previous owner.

Motion Upon Vice Chair Sisco's and Commissioner Kingsbury's second, the Planning Commission made a motion to recommend to the City Council to deny the application.

[AYES: Vice Chair Sisco, Commissioner Castner, Commissioner Kingsbury, NAYS: none]

5. DISCUSSION ITEMS

F. Architectural Review at 161 St. Helens Street – Clark Signs

Associate Planner Jenny Dimsho presented an architectural review for a new neon sign at 161 St. Helens Street for Sherlock's Grocery. The proposed sign was 12.5 square feet, within the allowed size limits, and featured neon lettering on a white background. Dale Clark from Clark Signs was present to answer questions. The Commission discussed the design, particularly the white background and lack of a border. They suggested adding a border to give the sign a more finished, historic look.

Motion: Upon Commissioner Kingsbury's motion seconded by Vice Chair Sisco, the Planning Commission made a motion that the sign was compliant with the architectural guidelines. [AYES: Vice Chair Sisco, Commissioner Castner, Commissioner Kingsbury, NAYS: none]

6. PLANNING DIRECTOR DECISIONS (previously e-mailed to the Commission)

- G. Extension of time (Temporary Use Permit) – 2225 Gable Road – Paintner
- H. Extension of time (Temporary Use Permit) 555 S. Columbia River Highway-Hacienda Las Juanita's
- I. Sensitive Lands Permit (Amended) – 134 S. 6th Street – Scholl
- J. Temporary Sign Permit - 2100 Block of Columbia Blvd – Kiwanis
- K. Temporary Sign Permit - 2100 Block of Columbia Blvd – Epperly
- L. Partition - 234 N 16th Street – Hiebert

There was no discussion on any planning director decisions.

8. PROACTIVE ITEMS

- M. Architectural Standards

City Planner Jacob Graichen led a discussion on developing architectural standards, focusing on windows. The Commission agreed to consider standards for the entire city, not just the downtown area. They discussed potential elements to address, including window trim, placement on building sides, and minimum glazing standards.

- N. Vacant and Underutilized Storefronts

This item was not discussed as Commissioner Jacobson, who was leading this initiative, was absent from the meeting.

9. CITY COUNCIL LIAISON REPORT

There was no discussion on City Council Liaison Report.

10. FOR YOUR INFORMATION ITEMS

Graichen discussed a sign permit for 50 Plaza Square, which was consistent with a previous Commission decision. The Commission agreed.

Graichen also provided an update on the construction at 325 Strand (formerly Gracie's Annex). Graichen explained that the project, which was supposed to be a phased remodel, had progressed to a point where it could potentially be considered new construction. This raised concerns about maintaining the property's parking exemption, which does not apply to new construction. Owner of Artis Construction, Brett McCoy and Chris Lucero, and architect Will Uebelacker were present to explain the situation. Graichen discussed history and the approved plans and phasing of project and requested guidance from the Commission

Commissioner Sisco asked Graichen what the parking variance codes were. Chris Lucero with Artis gave a statement about sub-contractor scheduling issues and roof structure was not safe. It has been their intent to comply with the phasing plan. Safety has been their number one priority with this project, and they are asking for leniency and grace.

Commission Shoemaker stated this is a new construction. Artis Construction stated it was always going to be a new construction for final product. Commission Caster said he liked the project, but the issue was with the parking variance. Commissioner Sisco does not like that the stop work order to leave the building the way it is now. Chair Shoemaker stated that she did not like the neglect of the original building which resulted in basically demolition by neglect.

Artis Construction explained if the stop work order has not been issued, the next phase in construction would be completed in a few days.

Chair Shoemaker and Commissioner Kingsbury were not in favor of considering the project a remodel. Vice Chair Sisco and Commissioner Castner are in favor of allowing the project to move forward as a remodel. With a split decision for the sole purpose of providing staff guidance, Graichen will decide how to proceed at future time.

11. ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 9:15 p.m.

*Respectfully submitted,
Angelica Artero
Community Development Administrative Assistant*