



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: 01/20/2015
Jurisdiction: City of Columbia City
Local file no.: None
DLCD file no.: 003-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 01/16/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 60 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR chapter 661, division 10).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE
 File No.: 003-14
 { 22558 }
 Received: 1/16/2015

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: Columbia City

Local file no.:

Date of adoption: 1/15/15

Date sent: 1/16/2014

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 11/14/14

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

Yes. Square footage was amended and limits on number of residents in accessory dwelling unit were removed.

Local contact (name and title): Lisa Smith, Planning Director

Phone: 503-463-9098

E-mail: lisasmithone@gmail.com

Street address: 1840 Second Street

City: Columbia City

Zip: 97053

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

No changes

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

- | | | | |
|-------------|----|--------|--|
| Change from | to | acres. | A goal exception was required for this |
| change. | | | |
| Change from | to | acres. | A goal exception was required for this |
| change. | | | |
| Change from | to | acres. | A goal exception was required for this |
| change. | | | |
| Change from | to | acres. | A goal exception was required for this change. |

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

Columbia City Ordinance 03-586-0, Chapter 7.25 Definitions and Chapter 7.112 Accessory Dwelling Units.

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address):

List affected state or federal agencies, local governments and special districts: None identified.

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

ORDINANCE 15-689-O

AN ORDINANCE AMENDING ORDINANCE NO. 03-586-O, THE COLUMBIA CITY DEVELOPMENT CODE, CHAPTER 7.25, DEFINITIONS, AND CHAPTER 7.112, ACCESSORY DWELLING UNITS; DECLARING AN EMERGENCY.

THE CITY OF COLUMBIA CITY ORDAINS AS FOLLOWS:

Section 1. Ordinance No. 03-586-O, Chapter 7.25 Definitions, Section 7.25.030 Meaning of Specific Words and Terms shall be amended to include the following definition:

"Accessory Dwelling Unit" means a 750 square foot or smaller dwelling unit located on the same lot as a single-family dwelling and rented for periods of thirty consecutive calendar days or more.

Section 2. Ordinance No. 03-586-O, Chapter 7.112 Accessory Dwelling Units, Section 7.112.010 Purpose, Subsection A shall be amended to read as follows:

- A. Allow more efficient use of existing housing stock and infrastructure while ensuring that accessory dwelling units are compatible with the desired character and livability of Columbia City's residential zones;

Section 3. Ordinance No. 03-586-O, Chapter 7.112 Accessory Dwelling Units, Section 7.112.020 Applicability and Administration shall be amended to read as follows:

- A. Except where prohibited by Covenants, Codes and Restrictions (CC&R's), an attached accessory dwelling unit may be constructed with or added to any single-family detached dwelling or manufactured home on lots with a minimum of 5,000 square feet.
- B. Except where prohibited by Covenants, Codes and Restrictions (CC&R's), a site built detached accessory dwelling unit may be added on the same lot as a single-family dwelling on lots with a minimum of 10,000 square feet.
- C. Where the accessory dwelling unit is created after January 15, 2015, either the primary residence or the accessory dwelling unit shall be owner occupied.
- D. Accessory dwellings shall be approved pursuant to Chapter 7.164, Limited Land Use Decision-Making.

Section 4. Ordinance No. 03-586-O, Chapter 7.112 Accessory Dwelling Units, Section 7.112.040 Approval Standards shall be amended to read as follows:

- A. The design standards for accessory dwelling units are stated in this Section. If not addressed in this Section, the base zone development standards apply.
- B. For attached accessory dwelling units, only one entrance to a residence may be located on the front facade of the single-family dwelling or manufactured home facing the street, unless the single-family dwelling or manufactured home contained additional front door entrances before the accessory dwelling unit was created. An exception to this

regulation is entrances that do not have access from the ground such as entrances from balconies or decks.

- C. The size of the accessory dwelling unit may be no more than 50% of the living area of the single-family detached dwelling or manufactured home or 750 square feet, whichever is less.
- D. Accessory dwelling units must meet the following:
 - 1. The exterior finish material must be the same as, or visually match in type, size and placement of, the exterior finish material of the existing single-family detached dwelling or manufactured home.
 - 2. The roof pitch must be the same as the predominant roof pitch of the existing single-family detached dwelling or manufactured home.
 - 3. Exterior trim on edges of elements on the addition must be the same in type, size and location as the trim used on the rest of the existing single-family detached dwelling or manufactured home.
 - 4. Windows must match those in the existing single-family detached dwelling or manufactured home in proportion (relationship of width to height) and orientation (horizontal or vertical).
- E. All parking must meet the requirements of Chapter 7.10, Off Street Parking and loading, for single-family residences. In addition to the spaces required for the single-family residence, the accessory dwelling unit shall require one parking space.
- F. Creation:
 - 1. An attached accessory dwelling unit may only be created through the following methods:
 - a. Converting existing living area, attic, basement or attached garage.
 - b. Adding floor area to an existing single-family residence.
 - c. Constructing a new house or siting a new manufactured home with an internal accessory dwelling unit.
 - 2. A detached accessory dwelling unit may only be created through the following methods:
 - a. Converting an existing detached garage.
 - b. Adding floor area to an existing detached garage
 - c. Constructing a new site built structure containing the accessory dwelling unit. Manufactured homes, recreational vehicles, travel trailers, houses constructed on trailers and any other similar type structure shall not be used as an accessory dwelling unit.

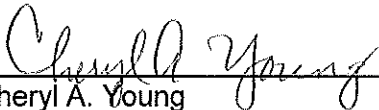
- G. Number of residents: The total number of individuals that reside in both units may not exceed the number that is allowed for a single-family use.
- H. One meter per utility shall serve both the primary residence and the accessory dwelling unit.
- I. One street address and one mailbox shall serve both the primary residence and the accessory dwelling unit.

Section 5. Emergency Clause. Conditions in the City of Columbia City are such that this is necessary for the immediate preservation of the public health, peace and safety. An emergency is hereby declared to exist by unanimous vote of the Council, and this Ordinance shall be in full force and effect after its passage by the Council and approval by the Mayor.

Adopted by the City Council on this 15th day of January, 2015, by the following vote:

AYES: 5 NAYS: 0 ABSENT: 0 ABSTAIN: 0

Approved by the Mayor this 15th day of January 15, 2015.



Cheryl A. Young
Mayor

ATTEST:



Leahnette Rivers
City Administrator/Recorder

Effective date: January 15, 2015