



P.O. Box 708 / 107 6th Street
Garibaldi, OR 97118
Phone: (503) 322-3327
Fax: (503) 322-3737
Email: city@ci.garibaldi.or.us
Website: www.ci.garibald.or.us

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REGULAR PLANNING COMMISSION MINUTES

Monday, January 22, 2018, 6:30 p.m.

Council Chambers, Garibaldi Meeting Hall

I. CALL TO ORDER

Planning Commission Chair Joe Wrabek called the Regular Planning Commission Meeting to order at 6:30 P.M. Present were Commissioners Wendy Brown, Gina Grice, Jeff Walters, Christy Zerfing, Carolee North, Linda Shattuck, City Engineer Blake Lettenmaier, City Manager John O'Leary, Administrative Assistant 2 Kylie Poklikuha. Roll was called.

II. APPROVAL OF MINUTES

Minutes of the Regular Planning Commission Meeting and Public Hearing - December 4, 2017

MOTION Made by Cm Brown to approve the December 4, 2017 Regular Planning Commission Meeting minutes as presented. Seconded by Cm Walters. AYES: Brown, Grice, Walters, Wrabek, Zerfing. NAYS: None. MOTION PASSED.

III. NEW BUSINESS

A. DISCUSSION - Consideration of modifying Garibaldi's Municipal Code - Density Bonus in Commercially Zoned Property - Outright and Conditional permitted uses.

O'Leary went over the Staff Report noting that developers in the City of Garibaldi have approached the city staff with regards to density restrictions associated with multifamily development in the city's Commercially zoned (C-1) lands. Within the C-1 zone there is a conditional use for multifamily developments (apartments). The density restrictions are calculated based on the size of the lot. The minimum lot size for a triplex is 10,000 square feet. The minimum lot size for multifamily dwellings (four dwelling units or more) is 10,000 square feet for the first three units and 1,500 square feet for each unit thereafter. Developers have stated that if they could put more units on a smaller piece of property they could keep the rental rates down, especially for one-bedroom units.

O'Leary also reminded the commission that the Oregon Department of Land Conservation and Development (DLCD) brought it to staff's attention that the city needs to have an outright permitted use for multifamily housing in our zoning code. This has been addressed legislatively and in case law in the last few years in Oregon. DLCD suggested such an outright use be in the C-1 zone.

Discussion on variances, conditional use criteria, setbacks and the economic impact of building more apartments. Commission discussed increases in the multifamily citing criteria the side yard setbacks. The current rear setbacks in the C-1 zone

adjacent to the R-1 zone for a one-story structure are 10 foot, and two story setbacks are 15 foot. Side yard setbacks for a one-story structure are 5 feet and a two-story structure are 10 feet.

The planning commission would like the setbacks in the C-1 zone adjacent to the R-1 zone changed so that rear and side yard setbacks for a one-story structure would be 10 foot and rear and side yard setbacks for a two-story building would be 15 foot.

Chair Wrabek noted that these proposed changes will satisfy the Department of Land Conservation and Development (DLCDD) requirement for the outright use for multifamily apartments.

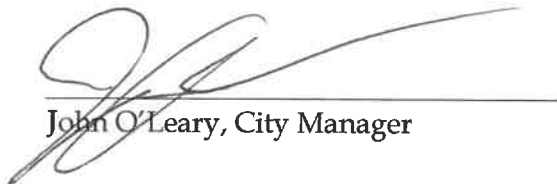
IV. ADJOURNMENT

Meeting adjourned by Chair Wrabek at 8:19 p.m.



Joe Wrabek, Chair

ATTEST:



John O'Leary, City Manager