



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.garibaldi.or.us

The City of Garibaldi is an equal opportunity employer and provider

SPECIAL PLANNING COMMISSION WORKSHOP MINUTES

Tuesday December 20, 2016, 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, Jeff Walters, Jean Watts, Christy Zerfing and City Manager John O'Leary, and Administrative Assistant 2 Kylie Poklikuha.

SPECIAL WORKSHOP - Zone Changes in Garibaldi

Commission discussed possible modifications to the R-1 residential zone by separating the current single residential zone into high, middle and low density zones. O'Leary reviewed the current zoning regulations and noted that Garibaldi has what could be considered liberal zoning standards. A commissioner questioned the feasibility of creating zoning changes to disallow multifamily developments from being built in neighborhoods. Discussion. O'Leary informed the commission that multifamily developments could be held to different standards by changing the setbacks to require an increased amount of surface area and without having to modify the current zoning codes. Commission discussed the community's development needs and found the option to change setbacks for multifamily developments to be acceptable.

Commission reviewed lot sizes in various areas throughout Garibaldi and discussed expanding, or adjusting setbacks, from 10 feet to 20 feet, as density would increase by lot size and dictate the level of development. Commission discussed density calculations and altering parking standards so that every unit would require two spaces. Commission recommended leaving the R-1 zone one zone at this time but in the C-1 zone, create the same set back requirement that is required for commercial developments be applied to multifamily developments adjacent to other residential developments.

Commission then discussed the square feet requirements in Chapter 18.15 Medium Density Residential Zone (R-1), Section 040 Standards and Criteria, Section C which reads:

C. The minimum lot size for a triplex shall be 10,000 square feet. The minimum lot size for multifamily dwellings, structures containing four or more dwelling units shall be 10,000 square feet for the first three dwelling units and 1,500 square feet for each dwelling unit thereafter.

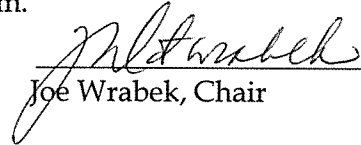
Commission recommended the section stating "the minimum lot size of 1,500 square feet for each dwelling unit thereafter" be increased from 1,500 square feet

to 3,000 square feet.

Commission discussed parking conditions on Commercial Avenue, the upcoming conditional use application from Jeremy Coon, potential development on the Port and ODOT signage rules along Hwy 101.


IV. ADJOURNMENT

Meeting adjourned by Chair Wrabek at 8:30 p.m.



Joe Wrabek, Chair

ATTEST:



John O'Leary, City Manager