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THE CITY OF GARIBALDI IS AN EQUAL OPPORTUNITY PROVIDER

REGULAR PLANNING COMMISSION MEETING MINUTES

Monday, February 28, 2011, 7:00 p.m.

Council Chambers, Garibaldi Meeting Hall

I. CALL TO ORDER

Regular Planning Commission meeting called to order at 7:00 p.m. by Planning Commission Chair Bil Luth. Present were Commissioners Emmy Lou Orahood and Herb Dorn, City Manager John O’Leary, Public Works Director Wayne Schultz, Council Member John Foulk, and Rob Trost – Old Mill Investment, LLC. Jay Sennewald was unexpectedly unable to attend.

II. MINUTES – REGULAR PLANNING COMMISSION MEETING – JANUARY 24, 2011.

MOTION made by Cm. Orahood to accept the minutes from the November 22, 2010 regular Planning Commission meeting as amended. Seconded by Cm. Dorn. AYES – Luth, Orahood, Dorn. NAYS – None. MOTION PASSED.

III. NEW BUSINESS

A. *Draft language for Lighting Regulation in the Garibaldi Zoning Code:*
O’Leary explained that without the Planner present he would make note of any questions or recommended changes and provide those to the Planner at a later time. the commission reviewed the draft language and directed staff to review the following:

- a) Page 2, 18.320(d). Change the word “municipality” to “City”.
- b) Page 2, 18.320(f). Replace “if” with “of”.
- c) Page 2, 18.320(g). Clarify this section.
- d) Page 4, 18.330(c). Replace ‘below’ with the appropriate code citation.
- e) Page 4, 18.335(f). Specify that each location or address can only have holiday lights for up to sixty days.
- f) Page 4, 18.335(g). Rephrase to clearly state that each residence can have a minimum of 5,500 total lumens.
- g) Page 5, 18.345(a)(2). Replace “direct visibility of” with “glare from”.
- h) Page 5, 18.345(a). Renumber sections 1 through 6 to 1 through 3.

- i) Page 6, 18.350(a)(4)-(5). Have this section evaluated by the City Engineer. Determine if this is a practical level of lighting for Garibaldi, and provide comparable examples of what this level of lighting might look like.
- j) Page 7, 18.355. Re-letter sections
- k) Page 8, 18.365(a)(2). Have the Planner review this language and offer an opinion of consistency with the rest of the draft language.
- l) Page 9, 18.365(f). Insert "Light for" in front of the first sentence.
- m) Page 9, 18.365(j). Specify "during operations" within the text of this section.
- n) Page 9, 18.365. Add a section that exempts lighting used to maintain or work within public right of ways by utility companies, ODOT or municipal employees.

The commission noted that they generally agreed with the content of the changes. O'Leary said that staff would prepare a revised draft before the next regular meeting. O'Leary and the commission discussed the remaining process, and O'Leary commented that he would attempt to have this reviewed by the Council in time to hold a public hearing in May.

- B. *Development Standards in the D-1 Zone: [the agenda order was amended to discuss this first]* O'Leary explained to the commission that Rob Trost had raised an issue with the City Council last week about restricted development opportunities in the D-1 zone. O'Leary described the specific issue of a mobile kitchen facility that had desired to operate on property located along Hwy 101, and their need to connect to City water. O'Leary described how connecting to City water or other public infrastructure triggered the requirement for SDC's, development and planning fees, the requirement to meet the standards of the zone, and the associated costs of meeting those requirements. O'Leary noted that the existing zoning code and utility regulations generally prohibited such uses by design of the zone. Trost shared his thoughts of how smaller economic opportunities can affect a total shift in economic development, and how the City's current regulations are inhibiting these opportunities. Cm. Dorn expressed support for developing a mechanism to allow small mobile businesses to operate in Garibaldi. Dorn and the rest of the commission agreed that these uses could be allowed temporarily

if it was possible through the Limited Use Overlay zone provision of the City's code. O'Leary said that he would work with the Planner on preparing a report to the commission and the council.

IV. ADJOURNMENT

Meeting adjourned by Chair Luth at 8:50 p.m.

William Luth, Chair

ATTEST:

John O'Leary, City Manager