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REGULAR PLANNING COMMISSION MEETING MINUTES

Monday, March 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 William Luth. Present were Commissioners Emmy Lou Orahood, Everett Brown, and Nick Stumpf, City Manager John O’Leary, Assistant City Manager Mary DeLoria, City Planner Jay Sennewald, and Public Works Director Wayne Schultz. Commissioner Herb Dorn was absent.

II. MINUTES – REGULAR PLANNING COMMISSION MEETING – FEBRUARY 28, 2011.

- A. Chair Luth noted the misspelling of his first name and requested a correction from “Bill” to “Bil” if the diminutive form of his first name is used.
- B. Chair Luth noted a scrivener’s error in Item III.A.g of the Minutes and requested a correction from “Page 5, 18.345(a)(3)” to “Page 5, 18.345(a)(2)”.

MOTION made by Cm. Orahood to accept the minutes from the February 28, 2011 regular Planning Commission meeting as amended. Seconded by Cm. Stumpf. AYES – Luth, Orahood, Brown and Stumpf. NAYS – None. MOTION PASSED.

III. NEW BUSINESS

A. *Draft language for Lighting Regulation in the Garibaldi Zoning Code:*

Chair Luth noted that there would be no motion made for approval of the ordinance at this meeting, but that if the commission approved the language in the draft document at this meeting, staff would schedule a public hearing on the ordinance. Motion would be made at the public hearing to approve or disapprove of the ordinance.

Sennewald noted that he incorporated the changes in the draft ordinance requested at the last meeting into the document distributed in the meeting packet.

The commission discussed the ten-year limit for existing uses and buildings [§18.330(d)] and sports field lighting [§ 18.350(a)].

The following items were noted in the page by page review:

p.4: §18.330(d), insert parentheses around the word ‘ten’. §18.335(g), insert the word ‘unit’ immediately after the word ‘duplex’ and remove the duplicate punctuation at the end of the sentence. Cm. Brown raised the issue of applicability of this code to street lighting in the public right of way. O’Leary noted that the City had adopted lighting standards for the downtown area. O’Leary further discussed the challenge of regulating lighting in the rights-of-way belonging to Port of Tillamook Bay (POTB), Oregon Department of Transportation (ODOT), and Tillamook P.U.D. (TPUD). O’Leary clarified municipal lighting as including TPUD, POTB, and ODOT and noted that lighting standards in these areas are regulated by engineering standards already in place. Chair Luth directed staff to research and draft a possible clause for §18.330(e) regarding standards for presentation at a future meeting.

p.7: With regard to §18.355 “Prohibitions”, Brown noted that the lights on the Garibaldi “G” are constantly lit, which may run counter to §18.355(a). O’Leary confirmed that the “G” is inside city limits and suggested adding this item as a specific exemption under §18.365.

p.8: §18.365(a)(2) was confirmed by staff as being a “grandfather” clause. The commission discussed whether this clause was in conflict with §18.330(d). O’Leary noted that the two clauses reinforced each other by clarifying what was exempt and what was not. The commission members present agreed to leave the language as presented.

p.9: §18.365(j) Discussion of commercial lighting with respect to fishing vessels and loading areas, use of lighting for night work, shielding of such lighting, and the possibility of the Port being able to regulate lessee’s use of bright work lighting at night. Staff will expand the clause to include appropriate language to clarify with no need to bring back to the commission for further discussion.

B. Code Text Edits

R-1 Parking requirements. Sennewald noted that in §18.125 there is no mention of parking requirements for single family dwellings. O’Leary noted that the code was extracted from DLCD’s model land use code in 2006 and that this omission is an oversight that occurred during the last update. Prior to 2006, two car spaces per lot was the standard. Consensus reached by the commission: the previous standard of two car spaces per lot in R-1 should be restored.

Definition for “temporary” signs. §18.20 contains ambiguous language which will be reviewed by staff. Proposed corrective language, including a definition of the term “temporary sign,” will be presented at the regular meeting in April.

Discussion of “sandwich board” signage. O’Leary noted ODOT’s jurisdiction on Hwy 101 (Garibaldi Avenue) signage and the past practice exception to the placement of “sandwich board” signs in the area between the Econolodge and the Food Basket. Chair Luth recommended that no changes be made.

Sennewald noted that he found no other land use code sections that were seriously deficient.

C. *Old Mill / Mobile Kitchen.*

O'Leary noted that the City Council considered Old Mill Investment, LLC's request for land use consideration with respect to the "mobile kitchen facility" proposed by Rob Trost of Old Mill. O'Leary further noted that the City Council accepted the City Planner's decision, as did the applicant. Sennewald noted that should the applicant elect to try to place the unit in the main Old Mill area, the placement will require a conditional use permit. O'Leary noted that this process requires a public hearing and takes approximately 30 to 60 days to complete.

D. *Luth Resignation.*

Chair Luth reminded the commission and staff that his last meeting will be in May and that his leaving calls for a re-organization of the commission. Neither Brown nor Stumpf is willing to chair the commission.

IV. ADJOURNMENT

Meeting adjourned by Chair Luth at 8:05 p.m.

William Luth, Chair

ATTEST:

John O'Leary, City Manager