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REGULAR PLANNING COMMISSION MEETING MINUTES

Monday, June 2, 2008, 6:30 p.m.

Council Chambers, Garibaldi Meeting Hall

I. CALL TO ORDER

Meeting called to order at 6:35 p.m. by Chair Pro-Tem Bil Luth. Present were Commissioners Herb Dorn, Nick Stumpf, Ev Brown and Emmy Lou Orahood. Present were Dale Jordan, Planner; Kevin Greenwood, Administrator; Wayne Schultz, Public Works; and Carolee North, Public.

II. MINUTES - REGULAR PLANNING COMMISSION MEETING AND HEARING - FEBRUARY 11, 2008.

MOTION made by Stumpf to accept the February 11th minutes as presented. Seconded by Dorn. None opposed, motion passed.

III. APPOINTMENT OF PLANNING COMMISSION OFFICERS

MOTION made by Dorn to appoint Bil Luth as chair of the planning commission. Seconded by Brown. None opposed, motion passed.

MOTION made by Stumpf to appoint Herb Dorn as vice chair of the planning commission. Seconded by Orahood. None opposed, motion passed.

MOTION made by Dorn to appoint Ev Brown as planning commission representative to the Garibaldi Urban Renewal Agency. Seconded by Orahood. None opposed, motion passed.

Commission acknowledged North for her time of service to the planning commission.

IV. DISCUSSION OF PLANNED UNIT DEVELOPMENT, SUBDIVISION AND CONDITIONAL USE CODE PROVISIONS

Greenwood reviewed Development Agreement (DA) request from Toby and Teresa Taylor in response to their land use action expiring. City Attorney felt that a DA was not appropriate in this case and council declined entering into such an agreement. The council would like the Planning Commission to further review these land use processes to determine if changes can be made to allow for further extensions and other issues as well.

Jordan shared background with the state's model code and noted that the planning commission may pick and choose aspects of the model code that might

benefit Garibaldi. Jordan suggested scheduling workshops to further explore the provisions.

Greenwood noted that the city's ordinances are individuals acts of law and the city's municipal code categorizes all of the ordinances into a meaningful reference document. Ordinances in effect amend the Garibaldi municipal code.

Jordan explained that the model code refers to Master Plan Developments and thought that the Planned Unit Development term was outdated. He also thought that the model code had better time lines. Most Master Plans also allow for different housing types. It will take several months to properly evaluate these processes including staff spending time to generate flow charts showing the process of the current code and the model code.

North inquired about whether the Hillside Overlay Zone criteria apply within a Planned Unit Development. Jordan noted that the PUD requires a geohazard report. Dorn added that the PUD needed to meet standards of underlying zone.

Jordan explained that the PUD allows more flexibility to the developer and more insight by the planning commission. Developers need to explain how they plan on developing the site and what the layout will look like. Also allows for clustering. Preliminary plan shows placement and density. Hard to avoid preliminary plan process.

Luth asked about timelines associated with the preliminary, final and completed project. Once approved what is the timeline? Jordan explained that the conditional use is the driving document for determining the construction deadline. Dorn inquired about market conditions affecting development in Garibaldi. Staff relayed that every significant development has been unable to get off the ground. Jordan noted that simple partitions do not need a preliminary plan. Preliminary plans for other land use processes are required by state statute. He added that the deadline starts 30 days after a decision.

Question about how long expirations should be extended. Luth thought one year was tight. Jordan thought three years might work. Dorn thought that a year for finalizing the final plan plus another year and a half for extensions might be reasonable. Jordan felt that the time between the preliminary and final should not be included. Greenwood thought that two one-year extensions with a maximum total of three years might be a compromise. Luth directed staff to provide pros/cons for different extension options.

Offsite improvements need to be done before first occupancy permit unless specific alternatives are determined by staff.

Dorn thought that most of the current language was fine and may the commission could simply add a couple of provisions from the state model code.

V. OTHER ISSUES

Michael Duncan PUD expires on July 28th. He is eligible for a one-year extension but that he will need to formally request the extension with enough time to get on the July planning commission agenda.

Greenwood noted joint council/commission workshop for June 23rd at 6:30 p.m. Brown would like to see schedule of other city's workshops since he will be unable to attend on the 23rd.

North shared that Sheila Fisher, one of the chief opponents to the Upper Biak PUD, passed away two days after the expiration date.

VI. ADJOURNMENT

Meeting adjourned by Luth at 7:45 p.m.

Bil Luth, Chair

ATTEST:

Kevin M. Greenwood, Administrator