



CITY HALL -- 107 SIXTH ST. (P.O. BOX 708) -- GARIBALDI, OREGON 97118
PHONE 503/322-3327 -- FAX 503/322-3737 -- TTY 800/735-2900
E-MAIL city@ci.garibaldi.or.us
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REGULAR PLANNING COMMISSION MEETING MINUTES

Monday, October 27, 2008, 6:30 p.m.
Council Chambers, Garibaldi Meeting Hall

PUBLIC HEARING - LEGISLATIVE HEARING TO CONSIDER OF CHANGES TO THE GARIBALDI ZONING CODE.

Hearing called to order at 6:31 p.m. by Chair Bil Luth. Present were Herb Dorn, Emmy Lou Orahood, Ev Brown, Nick Stumpf, Kevin Greenwood, Dale Jordan, and Wayne Schultz.

Chairman Luth stated that this is a legislative hearing regarding a change to the city's zoning ordinance to allow an extended and more frequent review of a conditional use permit.

City Planner Jordan reviewed staff report. People who have had CU permits in the past have had difficulty completing their building processes in part due to financing and market conditions and have repeatedly asked for a change. The Duncan PUD is a recent example that expires in early January. Any new CU permits would fall under the new provisions. Jordan noted that there had been changes to a two year permit with no more than three one-year extensions. This would go to the city council for a public hearing and approval. Council could approve this under emergency provisions.

Jordan added that Gresham and West Linn have flat three year CU periods so Garibaldi is not alone making changes in an effort to save time on behalf of the commission and staff.

Brown noted that the text should be changed from "shall" to "may" on the three year extension.

Dorn asked about Duncan's CU permit. Jordan noted that the six more months from January and can then ask for two more extensions as long as the overall extension is not more than five years.

Greenwood commented that he had received a phone call from Bill Neuss (a prospective property owner) and that he encouraged the change. Jordan noted that the CU permit is attached to the property and not the owner.

There was no comment from the public and no other correspondence received by city staff.

Hearing no further questions or comments, Luth closed the hearing at 6:47 p.m.

I. CALL TO ORDER

Regular planning commission meeting called to order at 6:48 p.m. by Chair Bil Luth.

II. MINUTES - REGULAR PLANNING COMMISSION MEETING AND HEARING - SEPTEMBER 22, 2008.

MOTION made by Orahood to accept the September 22nd minutes as amended. Seconded by Stumpf. AYES - Luth, Dorn, Stumpf, Orahood. ABSTAIN - Brown, MOTION PASSED. Dorn noted that the minutes should reflect three "potential" one-year changes. Ev Brown abstained since he was not in attendance at the meeting.

III. NEW BUSINESS - PROPOSED ZONING CHANGE TO CONDITIONAL USE PROVISIONS

MOTION made by Brown to recommend approval to the city council of the proposed zoning code changes based on the findings from the staff report and public hearing, the recommendation of the Planning Commission as outlined in the staff report, the public hearing and the proposed language of the amendments noting the change of "shall" to "may". Seconded by Dorn. None opposed, MOTION PASSED.

IV. OTHER ITEMS

Staff reviewed Quick Response project at the Miller's site and additional downtown development issues. Greenwood noted that the city is going through a Quick Response process with the state funding the work of the consultants. The consultants met individually and without staff presence with members of the council, urban renewal group, property owners and ODOT.

Brown really liked the discussion with the mini island in 101. Jordan commented that Lincoln City had implemented pedestrian islands in the Taft neighborhood.

Greenwood gave background from change to downtown zoning. Jordan added that the Quick Response process lets the city put a visual concept to the city's zoning code. The final issue may not result in anything to adopt, but it will give clarity and community buy in to the site plan.

Schultz noted that he had talked to Scott Wickert from the Oregon Coast Scenic Railroad. OCSR wants to put in another dual track for a turn-around so they turn direction through a loop. There could be some effort to add a water tower and other buildings in the area. Some concerns over land use planning issues and Jordan noted that he will research.

Next month: Public Hearing on November 24th for vacation rental conditional use. First time application for new provisions for two new homes in Bay Lane.

V. ADJOURNMENT

Meeting adjourned by Luth at 7:16 p.m.

ATTEST:

William Luth, Chair

Kevin M. Greenwood, Secretary