



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, August 24, 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 Chair Bil Luth. Present were Planning Commission Vice Chair Herb Dorn, Commissioners Emmy Lou Orahood, Everett Brown, Interim City Administrator John O'Leary, Public Works Director Wayne Schultz and City Planner Dale Jordan

II. MINUTES -REGULAR PLANNING COMMISSION MEETING AND HEARING - JUNE 27, 2009.

MOTION made by Orahood to accept the June 27th minutes as presented. Seconded by Dorn. AYES - Luth, Dorn, Brown, Orahood. MOTION PASSED.

III. NEW BUSINESS - REVIEW OF THE ACCESSORY STRUCTURE CRITERIA IN THE R-1 ZONE

Chair Luth asked Jordan for a report on the existing limitations on accessory structures in the R-1 zone. Jordan noted that currently any size of accessory structure was allowed as long as it met all setbacks, height restrictions and impervious surface requirements. The Commission and staff reviewed how an accessory structure is defined by the current code, and how the designation of the structure as a garage avoids the restrictions placed on other structures such as utility sheds or green houses. Jordan also noted that post and beam structures, also known as pole structures, were unregulated by Garibaldi's existing code and asked the Commission to consider if these structures should be regulated. The Commission discussed what types of limitations could be placed on accessory structures and how those limitation would impact residential development in Garibaldi. After exploring examples from both the State DLCDC model code and the City of Tillamook, and consideration of amenities desired locally such as boat storage, the Commission directed staff to draft amending language that would: restrict the height of an accessory structure to same height of the residential structure, and no more than 20 feet without a conditional use;

restrict the maximum square footage to one half of the total residential square footage, and no more than 1,000 square feet without a conditional use; prohibit corrugated metal siding on accessory structures; and require gutters on accessory structures. Jordan reviewed the process and that would take place to make these changes to the Garibaldi Code, and noted that the Council would need to start this process by reviewing these suggested changes and giving the Planning Commission specific instructions proceed with draft language.

IV. ADJOURNMENT

The Commission agreed to meet at 6:30 p.m. on the regular meeting night of September 28 at Jordan's request. Meeting adjourned by Chair Luth at 8:05 p.m.

ATTEST:

William Luth, Chair

John O'Leary, Secretary